


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2017/0765	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	01/09/2017	
Officer:	RH	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings.
Site Address/Location:	Eatoughs Farm Barn, Fleet Street Lane, Ribchester, PR3 3XE.

CONSULTATIONS:	Parish/Town Council
Ribchester Parish Council: No objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
With regard to the above planning application to convert a barn to a four bedroom house with a detached garage for two cars. As the site has sufficient space for a third vehicle and facility to turn vehicles there are no highway concern and therefore Highways do object to the proposal on highway grounds.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DME1 – Protecting Tress and Woodlands
 Policy DME2 – Landscape and Townscape Protection
 Policy DME3 – Site and Species Protection and Conservation.
 Policy DME5 – Renewable Energy
 Policy DMB5 – Footpaths and Bridleways

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2017/0021: Proposed alterations to previously approved application 3/2015/0850 including alterations to site layout, solar panels, glass verandha extension, additional window and door openings and garage (Approved with conditions).

3/2015/0850: Change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings (Approved with conditions)

3/2014/0902: Proposed extensions and alterations to farmhouse including two storey side extension and single storey rear extension, detached garage and new access. (Resubmission of 3/2014/0469 (withdrawn)) (Approved with conditions)

3/2014/0409: Proposed change of use from barn to dwelling house. Erection of detached garage

(Refused) (Appeal Dismissed 18/06/2015)

3/2013/0105: Proposed two-store extensions to side and rear to provide additional living accommodation, new detached garage, new covered courtyard and new driveway (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached stone barn which was granted consent for conversion in 2015 under planning application 3/2015/0850 and in 2017 under planning application 3/2017/0021. The application site is situated in a rural location to the south of Fleet Street Lane. The site is located approximately 1.2 miles north west of the settlement of Ribchester and 1.4 miles south east of the settlement of Longridge on land defined as Open Countryside.

It appears from information submitted with previous applications that the detached barn dated from the same period as the farmhouse (circa mid-19th century). It is believed that the farmhouse and barn were part of a working farm until the early 1980's after which the farmhouse became a private residence and the associated building fell into disrepair.

The applicants purchased the property in June 2008 and it was evident that before this occurrence the previous owner had renovated and re-roofed the barn completely. It was believed that the works took place around 2005, although there is no evidence to support this. No application was submitted in respect of the unauthorised works that had been carried out until the submission in 2014, planning application 3/2014/0409 sought to change the barn into a dwellinghouse.

Proposed Development for which consent is sought:

Consent is sought for the change of use from barn to dwelling, including alterations to elevations to reduce number and size of window and door openings. The proposed development offers an alternative scheme to the previously approved application 3/2015/0850 and 3/2017/0021.

The proposal includes the addressing of the unsympathetic openings that are currently present. The proposal includes alterations to the fenestrational arrangement on all elevations. This would reverse the harm done to the building through previous consents and unauthorised works. It is further proposed to inset of large expanse of glazing to the west elevation. This would consist of four glazing panels.

The proposal also includes the erection of a single storey lean to extension to the south side elevation. It will have a width of 5m and a length of 11.1m. It will project forward of the principle elevation by 2.4m. It will have an eaves height of 2.3m and a ridge height of 4.3m. The proposal will include the insertion of solar panels to the lean to roof of the proposed extension.

Impact Upon Residential Amenity:

In respect of the potential impact upon nearby dwellings, the nearest dwelling to the application site is Eatough Farm which is located 20m to the south of the application property. I am therefore satisfied that there is sufficient distance between the proposed development and the nearby dwelling; it is considered that the proposed development would not adversely harm the residential amenity of these properties.

Visual Amenity/External Appearance:

Key Statement EN2 (Landscape) primarily deals aims to protect the Forest of Bowland Area of Outstanding Natural Beauty. Whilst it is recognised that the current application is not located within the protected landscape designation, it is clear that the remit of the policy extends beyond that of the AONB with the supporting text of EN2 which stating that:

'Outside these statutory areas the borough comprises extensive areas of open countryside much of which has an intrinsic value that contributes to the quality of the landscape in the borough. In

addition the founding principle of landscape character is that all landscapes have a value. The Council considers that it is important to ensure development proposals do not serve to undermine the inherent quality of the landscape. The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity.'

Policy DMG2 of the Ribble Valley Core Strategy requires that *'development within the open countryside will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.'*

Policy DMG1 is used in the determination of planning applications in terms of their general design and appearance. Policy DMG1 also requires development to be of a high standard of design and be sympathetic to existing and proposed land uses in terms of size, intensity and nature, as well as scale, massing, features and style.

In view of the above, it is considered that the proposed development would address the unsympathetic openings that are currently present on the application building resulting in a more rural appearance. It is considered that the amount of glazing to the centre of the barn to the rear (west elevation) is excessive despite the slight reduction achieved in the amended plan. However, given the scheme is considered as a whole to be more sympathetic and in keeping with the surrounding area and buildings.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

RECOMMENDATION:

That planning consent be granted.