

Halsteads Farm, Rimington Lane, Rimington BB7 4EA

Planning Permission for proposed alterations including single-storey extension to side and remodelling of garden terrace area. (resubmission of 3/2023/1050)

PLANNING STATEMENT
June 2024



REPORT CONTROL

Document type	Planning Statement
Project	Halsteads Farm, Rimington Lane
Client	Rob Hargrove
Job Number	24-1783

Document Checking

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Revision Status

Issue	Date
DRAFT	04/06/2024
FINAL	17/06/2024



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Appendices

Appendix 1 Correspondence from Ben Taylor dated 10th April 2024



/1 INTRODUCTION

- 1.1. PWA Planning is retained by Rob Hargrove ('the applicant') to prepare a Planning Statement to support the householder application and LBC for proposed alterations including a single-storey side extension, remodelling of the garden terrace area and internal alterations to the main house ('the proposal') at Halsteads Farm, Rimington Lane, Rimington, BB7 4EA.
- 1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. This Planning Statement will look to demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted.
- 1.3. This statement should be read in conjunction with the submitted application package, which includes the following documents: -
 - 1 Application Form, relevant certificates and notices;
 - Planning Statement (this document);
 - Drawn information: -
 - Location Plan
 - Existing Site Plan
 - Existing Floor Plans
 - Existing Elevations
 - Proposed Site Plan
 - Proposed Floor Plans
 - Proposed Elevations



/2 SITE DESCRIPTION

- 2.1. The application site which measures approximately 0.2ha, is located at Halsteads Farm accessed to the south east of Rimington Lane. Halsteads Farm comprises of the Grade II Listed Halstead Farmhouse, to which this application relates and an associated detached garage, garden and courtyard to the south and east of the site. An aerial image of the site in the context of its immediate surroundings is shown below at Figure 1.



Figure 1: Aerial Image showing the location of the site (not to scale)

- 2.2. The site is situated in a rural area, surrounded by agricultural land with the nearest settlement being the village of Rimington, which is approximately 300m from the site. There are properties to the immediate northeast and to the southwest of the site. The main road used to access the site is Rimington Lane, which connects to the A59.
- 2.3. There are no ecological constraints associated with the site itself. The site is not within an area identified by the Environment Agency's flood risk map as being subject to flooding; located wholly within Flood Zone 1. With regards to heritage constraints, apart from Halstead Farmhouse itself, there are no other heritage assets within the site's immediate vicinity.



/3 PLANNING HISTORY

- 3.1. A search of Ribble Valley Borough Council's online planning register has been carried out in order to understand the planning history relevant to the site and the proposed development.
- 3.2. The following applications have been identified on the site and are relevant to the applications:
- **Application 3/2023/1050:** Planning Permission for proposed alterations including single-storey extension to side and remodelling of garden terrace area. Refused, 15th February 2024. Appeal submitted.
 - **Application 3/2023/1049:** Listed Building Consent for proposed alterations including single-storey extension to side and remodelling of garden terrace area. Refused, 15th February 2024. Appeal submitted.
 - **Application 3/2008/0667:** Demolition of agricultural buildings and construction of two holiday cottages. Construction of detached garage. Appeal allowed, 9th July 2009.
- 3.3. This application seeks to provide an alternative scheme to that submitted under both the LBC application and householder application (3/2023/1049 and 3/2023/1050). The previous applications were refused on the basis that the extension was considered to have a harmful impact upon the character and appearance of the Listed Building. The extension was regarded by the Council as being too large and that the use of modern materials would negatively impact the character of Halstead Farmhouse. An appeal has been submitted with respect to both applications (ref. 3/2023/1049 and 3/2023/1050) however a decision is yet to be made. The proposal subject of this application take into account previous comments made by Officers to seek to provide a scheme that will be accepted by the Council, without prejudice to the outcome of the appeals.

Pre-application discussions

- 3.4. Initial pre-application discussions were undertaken with the Council in September 2023 in which a much larger scheme was presented to the Council than what is currently proposed. Subsequent applications (3/2023/1049 and 3/2023/1050) included a scheme that was quite significantly revised since the initial pre-application discussions to respond to comments



made by the Local Authority, relating to the orientation, the scale and width of development and the level of architectural detail proposed.

- 3.5. The applications were later refused as the Council still had concerns in relation to the impact on the listed building due to the overall massing, use of materials, roof profile and fenestration proposed. Whilst the schemes have been refused, an appeal has been submitted with respect to both applications.
- 3.6. Since the refusals, the Applicant has worked closely with the Architect to prepare a revised design that seeks to address comments made by the Local Authority. An initial sketch draft was circulated to the Council demonstrating a revised scheme in April 2024. The Council provided initial informal comment with respect to the amended scheme and a copy of the comments are included at Appendix 1. Whilst the Council acknowledged that positive changes had been made since the original applications, they still had fundamental issues with respect to the width, depth, height, alignment, rooflights and fenestration proposed. They suggested that further reductions should be made with regards to these elements to allow a scheme to come forward that could be supported by the Council in future.
- 3.7. As such, since these comments have been received the Applicant and Architect have worked closely to make further revisions to seek to respond to the Council's comments. The scheme submitted represents a significant reduction in the overall footprint and massing of the extension, with the width reduced from 13.1m to 7.5m, which is nearly half the total width of the proposed extension submitted under application ref: 3/2023/1049 and 3/2023/1050. The depth has also been reduced slightly to respond to comments, however the key change is that the extension itself has been repositioned to be nominally set back from the south east elevation and is therefore no longer set forward of the principal elevation, which was noted as a concern from Officers previously.
- 3.8. The scheme previously submitted as part of application refs: 3/2023/1049 and 3/2023/1050 included a flat roof profile, however the scheme prepared and submitted for informal comment by the Council included a pitched roof, as the flat roof was not supported by Officers in the original scheme. Officers suggested that the overall height of the roof was too high when taking into account the pitch. Whilst there is only so much height that can be reduced from the extension when proposing a pitched roof, to allow for useable floor



area, the height has been reduced further and sits below the main house and barn. This is considered to respond positively to Officers comments.

- 3.9. Other changes include the removal of roof lights, and significant reduction in glazing, particularly to the front elevation. As such, it is considered that all comments made by Officers prior to submission of this application have been duly considered and relevant changes incorporated into the scheme. It is clear that the Applicant has worked closely with the Council to endeavour to provide a scheme that they will look to support.
- 3.10. As set out above, it remains our view that the scheme submitted under application ref: 3/2023/1049 and 3/2023/1050 remains acceptable and the appeal should be allowed. This application seeks to secure consent for an alternative scheme that can be progressed dependant on the outcome of the appeal. As such, this application is submitted without prejudice to the live appeals.



/4 PROPOSED DEVELOPMENT

- 4.1. The proposal comprises alterations which include a single storey extension to the side and the remodelling of the garden terrace area. The key thrust behind the design of the proposed alterations is to respect the listed asset whilst taking into consideration more modern interventions that have taken place over recent years. The scheme also seeks to return the character of the property and associated garden area closer to their original arrangement and appearance both externally and internally. The applicant has recently purchased the property and therefore is seeking to revert the general character of the building back to a more traditional style, with an extension to allow for additional living accommodation for them and their family to utilise.
- 4.2. It is important to note that the designs for the proposal have been significantly revised after the previous refusals. These changes are discussed in detail below:
- The width of the extension has been reduced from 13.1m to 7.5m, which is nearly half the total width of the proposed extension submitted under application ref: 3/2023/1049 and 3/2023/1050.
 - The depth of the proposed extension has also been reduced from 8.6m to 7.9m.
 - The overall height of the proposed extension has been reduced so it is set well below the existing dwelling.
 - The extension has been repositioned to be nominally set back from the main farmhouse and no longer protrudes forward of the principal elevation.
 - Glazing has been significantly reduced, particularly in relation to the principal elevation which is now more reflective of the host dwelling.
 - Roof lights have been removed from the scheme as per comments from Officers.
- 4.3. It is considered that the proposed amendments to the scheme are positive in their response to comments from Officers and the scheme now represents development that can be considered acceptable by the Council. The application will allow for additional floor space for use as part of the family dwelling, whilst still respecting the character of the listed building and appearing subservient to the host dwelling.



/5 PLANNING POLICY CONTEXT

- 5.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

- 5.2. The Development Plan for the site comprises the Ribble Valley Borough Council Adopted Core Strategy (Adopted December 2014). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant to the proposal, which are considered below.

Core Strategy (Adopted 2014)

- 5.3. **Key Statement DS2: Presumption In Favour Of Sustainable Development** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- 5.4. **Policy DME4: Protecting Heritage Assets** sets out that developments should preserve and enhance heritage assets and their settings. Point 2 relates specifically to listed buildings and states that extensions to listed buildings should not cause harm to the significance of the heritage asset.
- 5.5. **Key Statement EN5: Heritage Assets** relates to developments affecting heritage assets. It states that developments should not cause substantial harm to a heritage asset and should conserve and enhance their significance.
- 5.6. **Policy DMG1: General Considerations** sets out a general overview of what is expected from proposals in relation to design, access, amenity, environment, infrastructure and others. In regard to design, proposals should be of a high standard of building design, consider the density, layout and relationships between buildings.



National Planning Policy Framework (2023)

- 5.7. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.8. The NPPF broadly defines sustainable development in Paragraph 8 as having three overarching objectives: economic, social and environmental.
- a. an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b. a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c. an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.9. **Section 12** of the NPPF relates to achieving well designed places, with **Paragraph 131** stating that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.10. **Paragraph 135** asserts that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;



- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.11. **Section 16** of the NPPF refers to the conservation of historic environment, with **Paragraph 205** stating that great weight should be given to the assets conservation when considering the impact of a proposed development on a heritage asset.

5.12. **Paragraph 208** states that where the development will lead to less than substantial harm to the heritage asset, this harm should be weighed against the public benefits of the proposal.



/6 PLANNING POLICY ASSESSMENT

Principle of Development

- 6.1. As the proposal involves alterations to a listed building, Policy EN5, Policy DME4 and Section 16 of the NPPF are of pertinence. As mentioned previously, this application is a resubmission of application 3/2023/1050.
- 6.2. The original farmhouse at Halsteads Farm, as detailed in the supporting Heritage Statement, is a two-storey structure with various alterations that have taken place over time. Notably, in the 1980s, the former barn was incorporated into the farmhouse to expand living space, accompanied by internal modernisations. Additionally, a detached garage was constructed in the 20th century. The Heritage Statement also includes photographs and historical mapping of the property.
- 6.3. Both Key Statement EN5 and policy DME4 state that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The proposal involves multiple elements which seek to improve the character of the building, reversing more modern interventions which do not respond well to the listed asset and its historical significance. Whilst this will only be seen internally, it remains an important benefit to the scheme, given that the internal arrangements of listed properties should be conserved and enhanced, which this scheme seeks to do. There are also other external amendments, of key relevance is the proposed conservation roof lights, which will again provide benefits over and above the existing position which will be much more sympathetic to the listed building. On that basis, the scheme is considered to represent important benefits that would seek to revert the property back more in line with its original appearance and therefore, provides enhancements to the property in its current position, complying with Key Statement EN5 and Policy DME4.
- 6.4. In regard to the extension itself, in respect of the position of the extension it is contextually appropriate for a listed building, with the main façade of the extension facing away from the lane towards to the southeast. Moreover, it occupies unused space without necessitating major alterations or new access routes, which would in turn result in their own issues in respect of heritage impacts. Strategic landscaping ensures partial obscuring of views from the lane, minimizing visual impact. Additionally, in terms of visual impact, the extension's



scale, which has been significantly reduced since previous versions of the scheme, and revisions to the levels of glazing and roof lights to respect the primacy of the listed building. The proposed materials will be comparable to the existing property which will ensure a harmonious development of high quality. Whilst some very limited glazing will be utilised to the south east elevation, this is focussed on the elevation that is not as visible from public vantage points and also matches the visual appearance of the host dwelling. The partial screening of the extension by trees and shrubs as viewed from the lane will also minimise visual change from public vantage points.

- 6.5. The extension has been carefully designed to ensure it is set lower than the listed building and is much smaller in terms of its overall footprint. The listed building retains its dominant position and elevated status ensuring that the focus remains on the heritage asset. As the extension has been focussed to the rear of the property, with a fairly minimalistic design on the northwest elevation which faces the roadside, the extension is unlikely to be noticeable from the wider context. People travelling down Rimington Lane from either direction will likely see the main property first due to its height and the positioning of the extension meaning that it could be taken to appear as an outbuilding or an agricultural building. Together these design features will ensure the subservience of the extension, which is understood to be of key importance to the Council.
- 6.6. As a result, the proposal does not cause harm to the significance of the listed building, the proposal complies with Policy DME4 and EN5.
- 6.7. It should also be noted that the scheme has been quite significantly revised since the initial pre-application discussions, and the scheme associated with the recent applications as well as the later revised iteration submitted to the Council for informal comment. The scheme was revised significantly to follow the orientation and linear arrangement to Halsteads Farm, which was also assessed as an appropriate feature by the Heritage Consultant to retain the planform of the building. The overall scale and width has also been reduced, whilst being retained as large enough so as to allow useable living space for the Applicant and their family. The overall width is now nearly half the length of the recently refused scheme, therefore resulting in a significant reduction in the footprint. In addition, the height of the extension was reduced and the roof profile has been revised to a pitched roof, to respond positively to comments made by Officers. Other amendments have been made including the omission of rooflights, large scale reduction of glazing to the principal elevation and additional planting



for screening purposes, full details are included on the submitted plans and Design and Access Statement.

- 6.8. As suggested by the heritage consultant, the significance of Halsteads Farm as a heritage asset is largely underpinned by its historic interest (evidence of historic rural lifestyles) and architectural interest (mullioned windows, symmetrical South-eastern façade, plaque with inscription). Given that the existing farmhouse and associated barn will be retained as existing, the historic interest in the property due to its evidence of historic rural lifestyles will be retained in the proposed development. Any alterations will be done in a fashion to reverse more modern interventions, resulting in an overall benefit to the historic significance of the property. The property will remain representative of typical historic rural architecture, with the more contemporary addition, screened and unlikely to be visible from passers-by. With respect to the architectural interest of the property, the mullioned windows, symmetrical south-eastern façade and plaque with inscription will all be retained as part of the proposals and therefore the key elements of significance when considering the property as a heritage asset will be retained.
- 6.9. It was concluded by the Applicants heritage consultant that the likely impact of the scheme upon the heritage significances of the listed building will be benign in nature. He goes on to state that the reason for this conclusion is the positive impacts of the interior alterations, the subservient nature of the extension which harmonises the use of materials and the contrasting nature of design which is both visually interesting and readily interpretable. Moreover the Consultant was previously minded to conclude the recently refused extension was acceptable in terms of heritage impact and as such, within the conclusions of this statement, is able to also acknowledge that the scheme at hand is a considerable reduction on what he also believed to be of limited effect and therefore reaffirm the works now proposed would clearly not induce unacceptable impacts.

Design

- 6.10. Policy DMG1 states that all development must be sympathetic to the existing and proposed land uses in terms of its size, intensity and nature, with particular emphasis will be placed on visual appearance and the relationship to surroundings.
- 6.11. The proposal has been carefully designed by qualified and experienced architects, who have worked on many other schemes for Listed Buildings across the country and more specifically,



within the Ribble Valley. The design is thought to be sympathetic and respectful to the existing house and its setting. Additionally, the visual impact of the proposal is expected to be minimal due to it being set lower than the listed building. The area and volume assessments comparing the proposals to both the existing house and across the whole site demonstrate only a minimal change, further reduced quite significantly since the previous application.

- 6.12. As such, the proposal is considered to be of a high standard of building design, is sympathetic to the existing land use and its visual impact is expected to be minimal and has been even further reduced since the previous proposals to align with advice received from Officers. The proposal therefore aligns with the design criteria outlined in Policy DMG1 and should be supported.

The Planning Balance / Summary

- 6.13. This section of the planning statement has succinctly detailed how the proposed development can be deemed acceptable in the context of the Development Plan and the Framework.
- 6.14. Overall, the proposal which includes amendments to the main house as well as the extension are wholly positive changes which will enhance the heritage significance of the listed building. Additionally, the impact of the proposal is considered to be benign in nature as determined in the heritage statement.
- 6.15. The changes made to the scheme respond to every issue that has previously been raised by the LPA and therefore, it is our view that the scheme as submitted can now be supported by Officers.



/7 CONCLUSION

7.1. PWA Planning is retained by Rob Hargrove to progress a full application for proposed alterations including a single-storey side extension, remodelling of garden terrace area and internal alterations at Halsteads Farm, Rimington Lane, Rimington, BB7 4EA.

7.2. This statement has demonstrated that the proposed development should be supported. A qualified heritage consultant has been instructed on behalf of the Applicant who concluded that

"The proposed extension to the house, which has been reduced considerably in scale following the previous refusal, is a small stone built single storey building with gabled and slated roofed. The extension is positioned on the western end of the house, thereby continuing the linear plan and expansion of the house/barn range. It is also set back from the main southern façade of the house.

The new addition has been designed with reference to the principals laid out in the Building in Context Toolkit (jointly published by English Heritage and CABE), with special attention drawn to respecting the architectural and historic significances of the listed building and responding to the context of the site.

The proposed changes to the house, which involves opening up a full height space in the former barn, enhances the heritage significance of the listed building.

The likely impact of the scheme upon the heritage significances of the listed building has been assessed, including the positive alterations within the listed building and the impact upon setting brought about by the extension. The overall findings are that the cumulative impact of the proposals will be benign in nature and therefore appropriate for approval."

7.3. As noted since the previous refusals in respect of app refs: 3/2023/1049 and 3/2023/1050, the scheme has been revised and then revised further again following informal advice from the Case Officer. The application as submitted includes a scheme with a reduced volume and massing, reduced width, height and depth of the proposed extension. The extension has been repositioned to be nominally set back from the principal elevation and the level of



proposed glazing has been significantly reduced. This addresses all of the issues set out by Officers and therefore represents a suitable scheme that can be supported.

- 7.4. On that basis, it is our view that the scheme as submitted is acceptable as there are clear benefits proposed to the listed building that outweigh any limited harm. The planning balance is weighed heavily in favour of the proposed development. Given the above, the proposed development is considered acceptable and should be approved without delay.



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