

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe  
BB7 2RA

Date 25<sup>th</sup> October 2024

Ref 2312.corr.RVBC241025

Dear Sir/Madam,

**2312 Springs Barn, Old Nab Road, Langho, Blackburn, BB6 8DY**

Stanton Andrews is retained by Mr Hinnigan ('the applicant'), to progress a householder planning application at the above address.

The planning application is made to Ribble Valley Borough Council (RVBC) and relates to the red edged application site boundary as detailed on the submitted location plan (drg. ref. 2312/ex.00).

This letter should be read in conjunction with the following information: -

- |    |   |                      |
|----|---|----------------------|
| 1. | Copy of the 'householder application' form                                  |                      |
| 2. | Location Plan   | Drg Ref. 2312/ex.00C |
| 3. | As Existing information   | Drg Ref. 2312/ex.01C |
| 4. | Proposed Plans  | Drg Ref. 2312/pl.20A |
| 5. | Proposed Elevations sheet 1 of 2  | Drg Ref. 2312/pl.21A |
| 6. | Proposed Elevations sheet 2 of 2  | Drg Ref. 2312/pl.22A |
| 7. | Preliminary Bat Roost Assessment Report (produced by Batworker Consultancy) |                      |

This application follows a previous planning application ref.3/2024/0355 for a flat roof extension to the existing dwelling that was refused. Following the refusal, Stanton Andrews have engaged in informal discussions with the planning officer, Kathryn Hughes, to develop a scheme that suits the applicant's brief that would be agreeable to the local authority.

The proposed scheme addresses the concerns highlighted within the decision notice and delegated report as follows: -

1. *Impact on the Openness of the Green Belt*  
*'The proposed extension would result in an increase in volume of around 30% which in itself would be considered an acceptable addition in terms of volume alone. However, the overall scale and massing of the extension together with its siting are considered to fail to protect the openness of the Green Belt.'*

The proposed extension has been repositioned, set back from the southern gable of the existing dwelling. Following discussions with Kathryn Hughes, this is deemed to be acceptable.

2. *'It is further considered that the proposed flat "green roof" would not mitigate for the resulting harm and whilst this reduces the volume of the extension the overall design is incongruous and out of character for a barn conversion and therefore is inappropriate development contrary to NPPF para 154 (c).'*

The flat roof of the extension has been removed in favour of a gabled roof form that mirrors the pitch of the roof to the existing property.

3. *Impact Upon Residential Amenity*

*'Residential properties are located nearby with detached properties to the north and northwest boundaries of the application site. Taking account of the location of the application site in relation to nearby residential receptors it is not considered that the proposal would result in any undue impact subject to appropriate distances being implemented in terms of privacy and overlooking.*

*Therefore, the proposed extension and alterations would not result in any undue impacts on nearby residents.'*

Due to the location of the proposed extension, it is taken that the scheme submitted as part of this application would not result in any undue impact on nearby residents.

4. *Visual Amenity/External Appearance*

*'The proposed extension would not be sympathetic to the linear form of the barn conversion. The single storey extension sited on the lower ground garden level would result in an overly bulky and prominent addition, out of character with the original barn structure with the extent of glazing inappropriate in design and visual terms. In particular the flat roof feature contributes to the overall impact on the barn conversion and would result in a detrimental impact upon the character and appearance of the barn conversion. Together with the introduction of large, glazed opening to the southern gable and eastern elevation would reduce the solid to void ratio to an unacceptable degree.'*

The projection of the proposed extension has been reduced considerably from the previous scheme, with the proposed extension now set back from the existing terrace and planted areas to the east of the property. Moreover, the previously proposed large, glazed opening to the southern gable has been removed. The existing window to this elevation is to be amended to suit the proposed internal layout. The proposed opening will be the same width as the existing window it is replacing, this should address the concerns regarding the 'solid to void ratio'.

5. *'The solar panels would consist of 20 panels measuring 11.8m x 1.9m on the west roofslope and would assist in providing renewable energy for the property. These are considered to be acceptable and accord with policy DME5 in terms of siting and visual impact.'*

The proposed solar panels are unchanged from the previous application and are therefore taken to be acceptable.

6. *'The proposed extension and insertion of large glazed elements to the barn conversion in the form of a glazed link and the bulky single storey flat roofed element would not be appropriate in terms of design and visual impact and therefore do not accord with Key Statement EN1 and policies DMG1 and DMH4.'*

The glazed link has been removed and the proposed glazing to the eastern elevation has been reduced in order to address this comment. The 'bulky single storey flat roofed element' has been removed in favour of a gabled roof form as described above.

The applicant is keen to ensure that this planning application can proceed with the Council's support wherever possible. With this in mind, the proposed scheme has been reviewed by Kathryn Hughes and in her opinion is an improvement in terms of design, projection and overall volume when compared to the previous scheme.

We trust this is to your satisfaction and look forward to receiving confirmation of the application's registration.

Yours sincerely,



Henry Cahill RIBA  
for and on behalf of Stanton Andrews Ltd