



APPEAL STATEMENT

SITE: Betty Barn, Slaidburn Road, Waddington, BB7 3JQ

APPEAL AGAINST REFUSAL OF: Regularisation of extension and conversion of barn to dwelling.

LOCAL AUTHORITY: Ribble Valley Borough Council

PLANNING APPLICATION NUMBER: 3/2024/1045

APPELLANT: Mr S Atkinson

Introduction

The appeal is against a refusal of planning permission by Ribble Valley Borough Council for the *Regularisation of extension and conversion of barn to dwelling* at Betty Barn, Slaidburn Road, Waddington.

The barn already benefits from two consents:

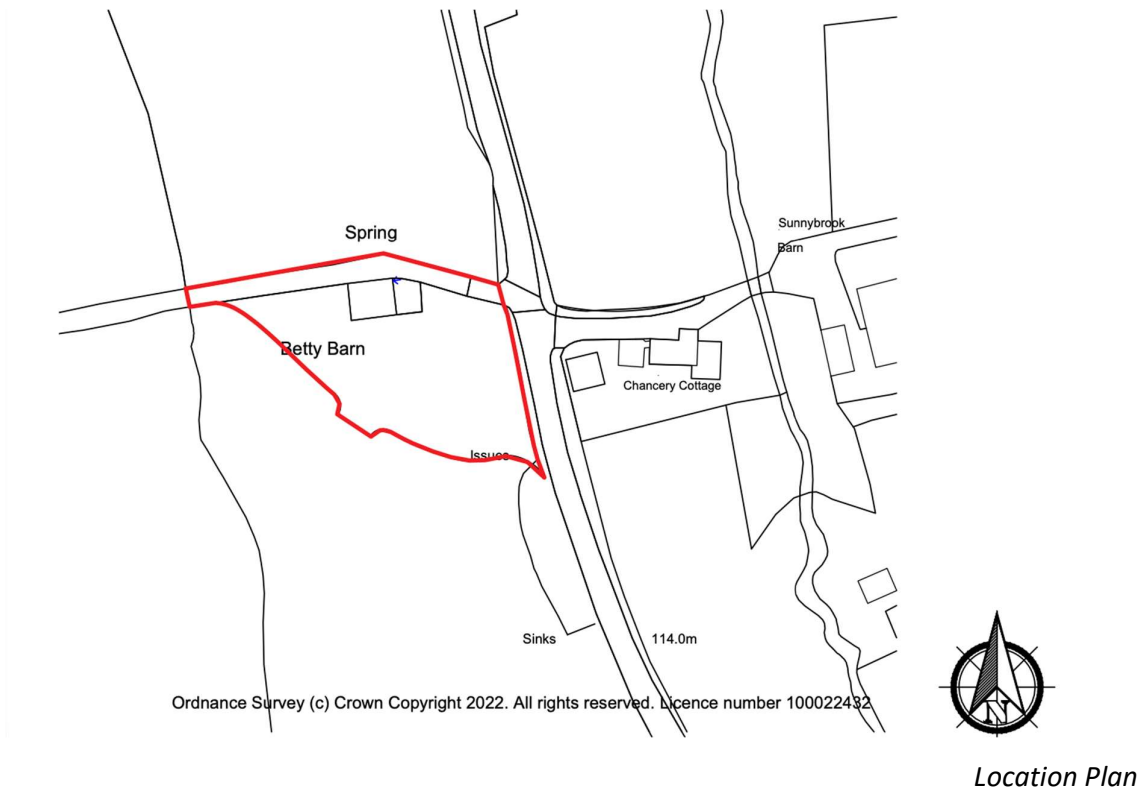
- 3/2019/1036 – conversion and extension to form one dwelling
- 3/2022/0965 – revised conversion and extension, including closure of access and creation of new access

The Council refused the current application on the grounds that the amended fenestration, chimney positions, and certain domestic features would create an incongruous and

urbanising form of development that would fail to conserve or enhance the landscape character of the Forest of Bowland National Landscape.

This conclusion is not supported by the evidence. The case is presented that the changes implemented during construction remain minor in scale, do not materially alter the approved form, and preserve both the agricultural character of the barn and the visual qualities of the wider landscape.

In support of this appeal, the following statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.



Refusal Reason

The Notice of refusal was dated 29th August 2025 and contained the following reason for refusal:

The proposed development, by virtue of its fenestration and domestic features, is considered to constitute an incongruous and unsympathetic form of development which if retained would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape. The proposed development would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Ribble Valley Core Strategy.

The site benefits from two consents (refs. 3/2019/1036 and 3/2022/0965), the approved plans for which are included in Appendices 1 and 2 for reference. Both accepted the loss of the purely agricultural character, the introduction of domestic features, the creation of new openings and an extension, and the use of the barn as a residential dwelling within the National Landscape.

The principle of a domestic building with domestic openings, domestic rooflights, and domestic internal arrangement is therefore not in dispute.

The appeal must focus solely on whether the implemented fenestration changes materially harm the character of the building and the landscape. The case is presented that they do not.

The Heritage Impact Assessment (see Appendix 3) submitted with the application provided a professional heritage baseline. It states that the barn is a “vernacular building, [...] typical of rural Lancashire”. It holds some local interest but is not exceptional and has been altered several times historically – some openings visible prior to conversion were already modern, altered, or detracting elements. The building required significant intervention to remain in use.

This means the heritage sensitivity of individual openings is modest, and modest contemporary adaptation (particularly for a permitted residential use) does not create heritage harm of the scale asserted by the LPA.

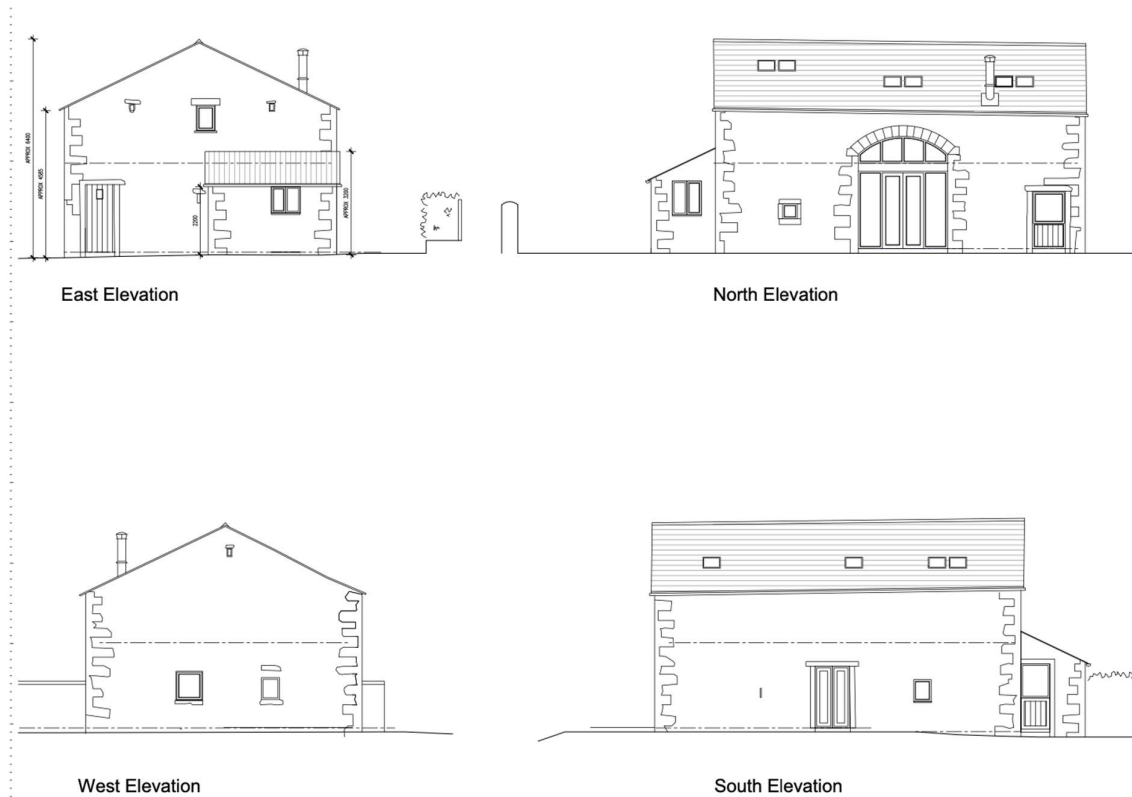
The deviations from the 2022 permission include:

- minor repositioning and enlargement of certain windows
- insertion of additional small windows

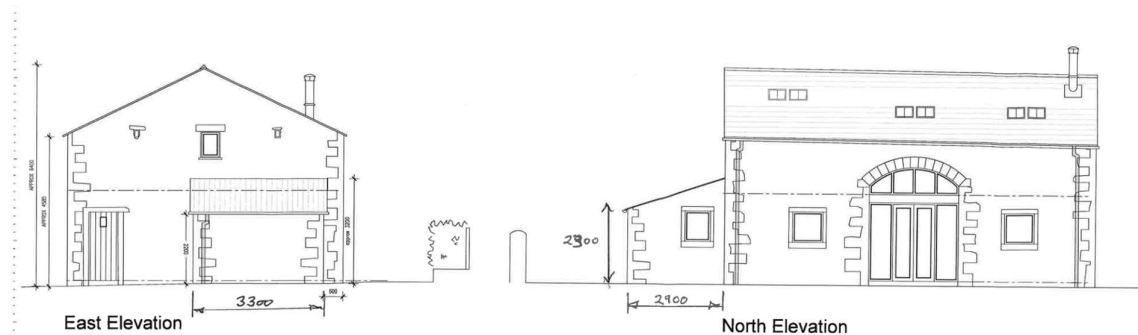
- introduction and adjustment of flue locations
- slight enlargement of the rear entrance/shower room door
- adjustment of secure cycle storage shed
- replacement of the temporary container with a traditional timber shed

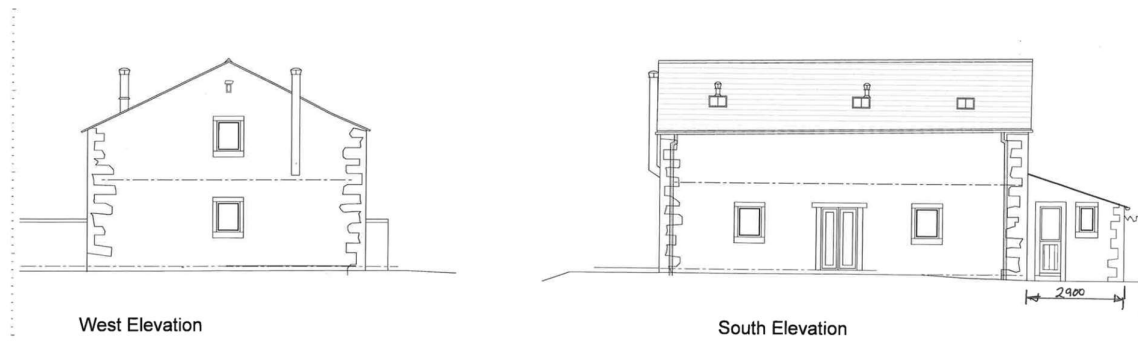
The timber shed and cycle storage shed elements have been confirmed to be acceptable by the LPA. The remaining alterations were made on professional advice (from both the Architect and Building Control) during an effectively self-build process to ensure structural integrity, function, and Building Regulations compliance.

See the approved plans below (ref. 3/2022/0965):



For comparison with the proposed plans below:





These adjustments do not change the approved scale, massing, roof form, footprint or use. All of these were accepted as appropriate within the National Landscape.

The implemented alterations are minor, functional, professional-led, well within the design envelope already approved and respectful of the barn's significance. There is no harm to landscape character.

The building continues to read unequivocally as a converted agricultural barn. No policy conflict arises when the actual, proportionate level of impact is assessed. Accordingly, the development remains in accordance with NPPF paragraphs 135(c) and 189 and Core Strategy Policies EN2, DMG1 and DMH4.

Planning History

3/2022/0965:

Conversion and extension of a barn to create one new dwelling including closure of existing access and creation of new access (previously approved under 3/2019/1036) (Approved)

3/2019/1036:

Conversion and extension of building to create one new dwelling including drainage, landscaping, closure of existing access and construction of new access (Approved)

3/1999/0113:

Barn conversion into residential unit and detached garage (Refused)

3/1995/0502:

Conversion of barn to residential unit (Refused, dismissed on appeal)

Planning Officer Report

To assist in the consideration of the Appeal, some of the paragraphs from the report from the Planning Officer are included below with appropriate commentary in **bold** on the relevant parts:

1. ASSESSMENT OF PROPOSED DEVELOPMENT:

1.1. Site Description and Surrounding Area:

The application relates to a converted barn property situated on the North-western outskirts of Waddington. The barn is sited approximately 30 metres from the Western side of Slaidburn Road to the North-west of Chancery Cottage and Chancery Farm. Hollins Farm lies approximately 240 metres away to the South-west with the application property sited on the Southern side of the former access track for Hollins Farm. A new shared access off Slaidburn Road for the application property and Hollins Farm originally approved under planning application 3/2019/1036 has been constructed to the South of the former access. The surrounding area comprises a mixture of woodland, agricultural land and open countryside with the application site lying within the Forest Of Bowland National Landscape.

1.2. Proposed Development for which consent is sought:

Planning consent was originally granted for the residential conversion of Betty Barn under planning application 3/2019/1036. Subsequent planning consent was granted under application 3/2022/0965 for an alternative scheme of residential conversion to the barn building in August 2023. The barn building in question has since been fully converted to residential use however this residential conversion has not been implemented in accordance with the development approved under either of the aforementioned planning consents. In addition, an alternative location is now proposed for the secure cycle storage approved under previous application 3/2022/0965 (not currently implemented) along with the proposed siting of a timber storage shed. As such, retrospective planning consent is sought to regularise the unauthorised scheme of residential conversion, with consent also being sought for the revised location of the proposed secure cycle storage and siting of the proposed timber storage shed.

1.3. Principle of Development:

The principle of adapting the application building for residential use was assessed and established under previous planning applications 3/2019/1036 and 3/2022/0965. As stated above, the current proposal seeks to regularise an unauthorised scheme of residential conversion which differs to the previously granted consents with respect to its design, external appearance and site layout. As such, the proposal is considered to be acceptable in principle, subject to an assessment of additional material planning considerations.

1.4. *Impact Upon Residential Amenity:*

Paragraph 135 (f) of the National Planning Policy Framework states:

‘Planning policies and decisions should ensure that developments 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’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the converted barn building lies approximately 40 metres away from the domestic curtilage area of the nearest neighbouring residential property therefore it is not considered that retention of the unauthorised development would present any issues with respect to loss of privacy, natural light or outlook to neighbouring residents.

Retention of the unauthorised development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

It is confirmed that the proposal is wholly acceptable on neighbouring residential amenity grounds.

1.5. *Visual Amenity/External Appearance:*

Paragraph 135 (c) of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

Paragraph 189 of the NPPF provides guidance in relation to proposals for development within the setting of Areas Of Outstanding Natural Beauty (now known as National Landscapes) as follows:

‘Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty...development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.’

Key Statement EN2 of the Core Strategy provides similar guidance:

'The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

Policy DMH4 provides additional guidance with respect to the conversion of agricultural buildings to dwellings as follows:

'Planning permission will be granted for the conversion of buildings to dwellings where there would be no materially damaging effect on the landscape qualities of the area... the building to be converted must be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building.'

In addition, Historic England guidance on converting traditional farm buildings states:

'There should always be a presumption in favour of maximising the use of existing openings without changing their size and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design.'

Policy compliance will be addressed separately within this appeal statement.

1.5.1 The secure cycle storage shed proposed for the site would mirror the design and external appearance of the cycle shed approved under previous application 3/2022/0965, albeit with the cycle storage shed sited slightly further North-west of its approved position but still in close proximity to the barn's Western gable end. In a similar vein, the proposed storage shed would be a modestly sized structure with respect to its height and footprint and this would be sited in reasonably close proximity to the Eastern profile of the barn, with its timber detailing being in keeping with the rural vernacular of the area. As such, these aspects of the proposal are considered to be acceptable with respect to their siting, design and external appearance.

The Council confirms that both the secure cycle store and the proposed garden/storage shed are entirely acceptable in terms of siting, scale and design.

This is a clear professional acknowledgement that these elements cause no visual, landscape or heritage harm and fully comply with the relevant design and landscape policies.

Accordingly, these components of the proposal are not matters in dispute and should weigh positively in favour of the appeal.

1.5.2. *The schemes of residential conversion approved under previous applications 3/2019/1036 and 3/2022/0965 were predominantly centred around the use of the barn building's historic openings allowing for a randomised sequence of openings that was considered to be in keeping with and respectful to the historic and agricultural character of the barn building.*

1.5.3. *In contrast, the unauthorised scheme of residential conversion comprises noticeable deviations from the approaches outlined above with regards to its implemented sequence of openings. These deviations include the infilling of two historic openings on the barn's Western gable and the introduction of new ground and first floor window openings which read as overtly domestic introductions by virtue of their regimented and symmetrical alignment. An elongated flue pipe has also been introduced to the same elevation which is equally at odds with the historic character of the building, with this feature protruding above the barn's Southern roof slope.*

The officer's assessment overstates both the heritage value of the historic openings and the extent of deviation from the approved scheme. The HIA confirms that several of the historic openings were already modern insertions or detracting features, and therefore of limited significance. Their adjustment or infill as part of a residential conversion already accepted in principle under 3/2019/1036 and 3/2022/0965 does not constitute meaningful heritage harm.

The additional window openings are minor, modestly proportioned, and remain entirely consistent with the scale, materials and visual character of a traditional barn conversion. Their placement reflects internal functional requirements and Building Regulations guidance and does not materially alter the building's established appearance as a converted agricultural structure. The claim of "regimentation" is subjective and does not account for the fact that practical, functional regularity is required in response to layout.

Similarly, the flue pipe is a typical, low-impact feature that performs an essential function and does not amount to an incongruous or harmful addition. The approved scheme already accepted the introduction of domestic features such as rooflights, new openings and an extension. The implemented flue is simply a technical adjustment, not a design departure that changes the inherent character.

1.5.4. *In a similar vein, a former doorway opening has been infilled on the barn's Northern elevation with a new ground floor window opening introduced and existing ground floor window opening enlarged which has resulted in a regimented and symmetrical sequence of openings between the two windows and cart entry feature which reads as overtly domestic. In addition, the building's smaller flue pipe has been installed in a higher position within the building's Northern roof slope relative to its approved position from application 3/2022/0965 to the extent that the smaller flue pipe now protrudes above the barn's Northern roof slope.*

The former doorway on the north elevation was not of notable heritage value, and its infill, along with the modest new and enlarged window, represents a minor adjustment within an already approved conversion. The openings remain small, traditionally detailed, and do not materially alter the barn's established character.

The slight repositioning of the smaller flue is equally insignificant. A flue is a standard requirement for a dwelling, and its marginally higher placement has no meaningful visual impact.

Overall, these refinements fall well within what is normal for a barn conversion and do not create the *overtly domestic* effect suggested. The building continues to read clearly as a sensitively converted agricultural structure.

1.5.5. Similarly, a new ground floor window opening has been introduced to the barn's Southern elevation with an adjacent existing ground floor window opening having also been enlarged, both of which has resulted in a regimented and symmetrical sequence of openings between the two windows and centralised vertical opening which reads as overtly domestic. Furthermore, three roof lights have been installed to the barn's Southern roof slope in an overtly regimented fashion which do not appear to reflect the alignment or proportions of the roof light openings shown on the application's as-built elevation drawings.

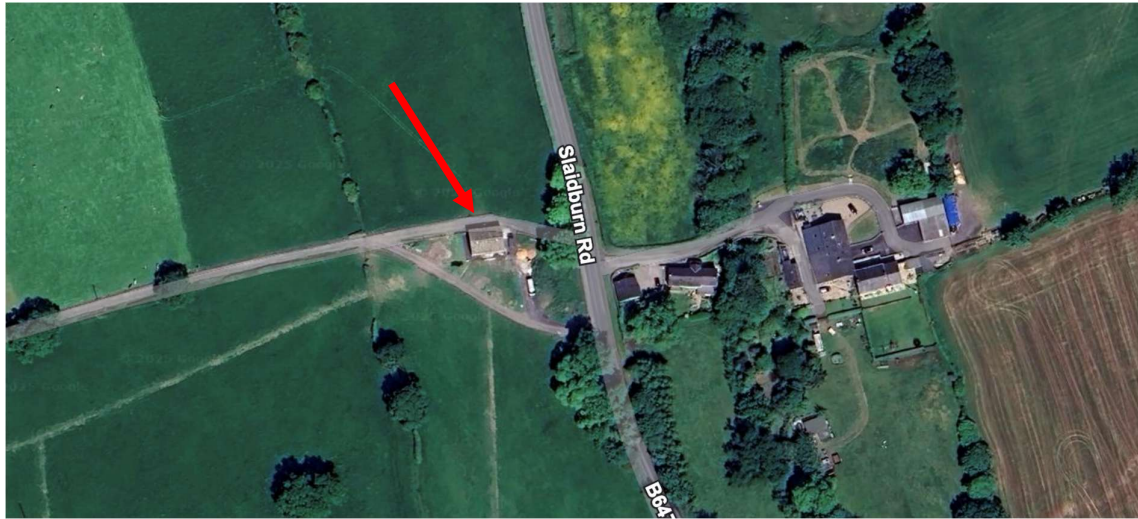
The southern elevation changes are also minor refinements typical of a residential conversion already approved in principle. The additional and enlarged ground-floor windows remain small, traditionally proportioned and visually recessive within the large stone elevation. Their arrangement does not materially alter the barn's agricultural character, particularly given the approved domestic extension, rooflights and other openings already accepted under earlier consents.

The three rooflights are modest, flush-fitting and entirely consistent with the existing approval. Any slight variation from the drawn alignment has no appreciable visual impact in either close or wider views.

1.5.6. Accordingly, the implemented scheme of fenestration has little to no reference to the randomised sequence of openings typically seen within agricultural buildings, with the unauthorised works having resulted in the loss of historic building fabric and the obscurement of several of the barn's historic openings which in turn has detracted from the barn's historic character. Furthermore, the Southern and Northern profiles of the barn building (and Western facing flue feature) are publicly visible on approach to the site from Slaidburn Road therefore the unauthorised development carries a discernible visual impact.

It should be noted that the HIA identifies the barn's significance as modest, with several of the openings already altered or modern in origin. As such, their adjustment carries limited heritage weight and cannot amount to meaningful loss of fabric. The building's overall form, materials and agricultural character remain intact, and the minor fenestration changes are

imperceptible in wider views from Slaidburn Road. See the site from the satellite image and the approach from Street View below:





See the current site:



To justify refusal, the Council must demonstrate actual, identifiable harm. Instead, the refusal relies heavily on subjective aesthetic preference. There is no evidence that the additional openings disrupt agricultural legibility at any meaningful level.

The refusal reason is not, therefore, founded on proportionate evidence of harm and places unreasonable weight on minor fenestration adjustments.

1.5.7. As such, the unauthorised scheme of residential conversion, by virtue of its fenestration and domestic features, is considered to constitute an incongruous and unsympathetic form of development which if retained would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape. Retention of the unauthorised development would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Core Strategy.

See comments above and the following policy compliance section.

1.6. Heritage:

Correspondence from Lancashire County Council's Archaeology team makes reference to condition no. 23 imposed on previous planning consent 3/2022/0965 which required the provision of level 2 -3 building record prior to any works being undertaken to the barn building however no information has been provided in support of the application to demonstrate that the required building recording was undertaken prior to the conversion of the barn building. As such, LCC Archaeology have recommended for the provision of a comprehensive building record prior to any planning consent being granted in order to fully document matters of archaeological and historical importance associated with the barn building.

Such a condition would be wholly acceptable to the appellant.

1.7. Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of conditions with respect to the implementation and retention of access arrangements, visibility splays, surfacing materials, parking and turning areas and secure cycle storage provision and these conditions would need to be imposed on any future planning consent granted. On this basis, it is not considered that retention of the unauthorised development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

It is confirmed that the proposal is acceptable on highways and parking grounds.

1.8. Landscape/Ecology:

Protected species

A Preliminary Roost Assessment and emergence surveys were provided in support of previous application 3/2022/0965 which deemed use of the barn building by bats as unlikely therefore it is not anticipated that retention of the unauthorised scheme of residential conversion would have any undue impacts upon protected species. Notwithstanding this, condition 14 imposed on previous planning consent 3/2022/0965 required the provision of a bird and bat box scheme to be submitted prior to any development taking place on site however no such scheme has been implemented on site or proposed under the current application. As such, details of the provisions to be made for artificial bird nesting boxes and artificial bat roosting sites would need to be provided prior to any planning consent being granted in order to enhance nesting and roosting opportunities for species of conservation concern.

Such details could be secured by way of condition, which would be wholly acceptable to the appellant.

Trees

An Arboricultural Impact Assessment was provided in support of previous application 3/2022/0965 which proposed the retention of numerous trees on site (the same AIA has also been provided in support of the current application). Analysis shows that all trees previously recommended for retention have been retained on site as recommended therefore retention of the unauthorised development would not pose any issues with respect to impacts upon trees.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of retrospective development.

It is confirmed that the proposal is acceptable in terms of its impact on trees and is exempt from BNG.

National Planning Policy Framework

It is important to respectfully draw to the inspector's attention to relevant sections of the NPPF that have either been overlooked, misinterpreted or not given due weight and consideration within the decision-making process. The following sections in particular are highlighted as requiring attention.

There is a clear presumption in favour of sustainable development, which should guide both plan-making and decision-taking. Local planning authorities are expected to plan positively for new development and to approve proposals wherever possible.

Sustainable Development

Para 7. The purpose of the planning system is to contribute to the achievement of sustainable development... meeting the needs of the present without compromising the ability of future generations to meet their own needs. **The NPPF forms the foundation for national planning practice and emphasises that planning should contribute proactively to a more sustainable society. This proposal clearly aligns with that objective, enabling improved living accommodation in an existing residential area without consuming additional land or impacting environmental assets.**

Para 8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- (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; **The development generates direct economic activity through the employment of local contractors and tradespeople. In the longer term, the dwelling occupants would contribute to the local economy through accessing local services and facilities and through Council Tax payments. There are both short term and long-term economic benefits of the proposal and as such, the proposal supports local economic growth in exactly the manner envisaged by the NPPF.**
- (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 a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; **The proposal supports a strong, vibrant and healthy community by providing a new dwelling in a sustainable rural location**
- (c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. **The proposal makes effective use of previously developed land. No**

ecological features are affected. Converting the existing barn is inherently aligned with the NPPF's aim of minimising land take, reducing pressure on greenfield sites, and supporting a low-carbon pattern of development.

Taken together, the proposal meets all three dimensions of sustainable development. Where development is demonstrably sustainable, the NPPF requires that it should be approved.

Para 38. Decision-takers at every level should seek to approve applications for sustainable development where possible. **The proposal has demonstrated conformity with the sustainability criteria of para 8 of the NPPF and as such, would constitute sustainable development, for the purposes of paragraph 38.**

Para 57. Planning conditions should only be imposed where they are necessary, relevant... precise and reasonable. **Should any minor design details require refinement, the appellant is willing to accept appropriately worded conditions. This is consistent with national guidance encouraging constructive problem-solving rather than refusal of sustainable development.**

Para 124. Planning policies and decisions should promote an effective use of land, while safeguarding and improving the environment and ensuring safe and healthy living conditions. **The proposal represents an opportunity for the re-use of a redundant building, to achieve a dwelling. There is a clear national policy onus on the re-use of redundant buildings and as such, the proposal would demonstrate an effective use of land. It also represents an additional unit of housing, modestly contributing to local and national targets. This is precisely the type of intensification encouraged by the NPPF.**

Paras 131–141. New development should add to the quality of the area, be visually attractive, and be sympathetic to local character and history while not preventing or discouraging appropriate innovation or change. **The implemented scheme retains the approved form and agricultural character, maintains simple, modest fenestration, introduces no unsympathetic suburban features and uses traditional materials throughout.**

On this basis, the development is sympathetic, not harmful. The LPA's criticism relates to regimentation, but many agricultural barns do in fact have functional, regular arrangements. The HIA confirms the building had already been altered, repaired, and adapted over time. Regularity in fenestration at domestic conversion stage does not create harm of the order required to justify refusal.

The officer's refusal is based on an overly rigid and conservative interpretation of the proposed changes and does not fully reflect the NPPF's balanced approach, which allows for sensitive evolution of the built environment where this creates sustainable homes.

Para 189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. **This relates to conserving heritage assets in a manner appropriate to their significance.**

The barn is a non-designated heritage asset of modest significance. Both previous permissions already approved the majority of fabric loss, new domestic openings, and the extension. The implemented changes result in no additional heritage loss of note.

The agricultural character remains appreciable; the building reads as a converted barn, which is entirely policy compliant. Therefore, the scheme conserves the asset in a manner appropriate to its (limited) significance, complying with paragraph 189.

Local Planning Policy Context

The relevant parts from the Ribble Valley Core Strategy 2008 – 2028 with commentaries under each are set out below.

In line with paragraph 11 of the NPPF, the most important policies for determining the appeal need to be identified. It is clear from the judgement *Wavendon Properties Ltd v SoSoHCLG & Milton Keynes Council [2019] EWHC 1424 (Admin)*, that the collection of most important policies should be considered in the round.

Most important policies should only be those that govern the development proposed in a particular area. More generic policies that can apply to multiple types of development should not logically be considered as most important policies. This approach is adopted in the below assessment of the refusal policies.

The most important policies for assessing this appeal against are identified as follows.

POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

1. THE BUILDING IS NOT ISOLATED IN THE LANDSCAPE, I.E. IT IS WITHIN A DEFINED SETTLEMENT OR FORMS PART OF AN ALREADY GROUP OF BUILDINGS, AND
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF HE BUILDING, AND
3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

This policy is critical. It explicitly supports barn conversions where the building is structurally sound, the form and character are preserved, domestic features are minimised, and openings are kept to a minimum.

The overall number of openings remains very similar to the approved scheme, and all are modest in scale. The principle—already approved twice—has not been breached.

KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The key consideration here is impact on the wider landscape, not micro-level architectural detailing.

The implemented openings and fenestration do not increase visibility in long-distance views; roof form, roof materials, footprint and massing remain as approved.

The flue pipes are minor vertical elements typical of barn conversions, one of which is already approved, and do not appear incongruous in wider views.

Therefore, there is no demonstrable landscape harm.

POLICY DMG1: GENERAL CONSIDERATIONS

10.4 IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT).
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.
2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

This policy helps deliver the vision for the area and gives an overarching series of considerations that the Council will have regard to in achieving quality development.

This is a general design policy that requires development to be sympathetic to local character and the landscape.

The building remains recognisably a stone field barn with tasteful intervention. No suburbanising elements are introduced, and the established character is fully respected. The minor window adjustments do not alter the approved character.

Conclusions

The appeal is against a refusal of planning permission by Ribble Valley Borough Council for the *Regularisation of extension and conversion of barn to dwelling* at Betty Barn, Slaidburn Road, Waddington.

The changes undertaken during construction are modest, functional refinements that do not alter the approved form, scale or character of the building. The barn continues to read clearly as a sensitively converted agricultural structure, consistent with the established permissions and with the expectations of Policies DMH4, DMG1 and EN2.

The Council has not identified any measurable landscape or heritage harm, nor provided evidence that the minor adjustments to openings and flue positions materially affect agricultural legibility or the wider National Landscape. The refusal rests on subjective aesthetic preference rather than proportionate, substantiated planning judgement.

Given the limited significance of the heritage asset, the policy support for barn conversions, and the absence of demonstrable harm, the proposal remains fully compliant with the NPPF and the Core Strategy.

For these reasons, and when the NPPF's presumption in favour of sustainable development is properly applied, the proposal should be regarded as acceptable. The appellant respectfully invites the Inspector to allow the appeal and grant planning permission.

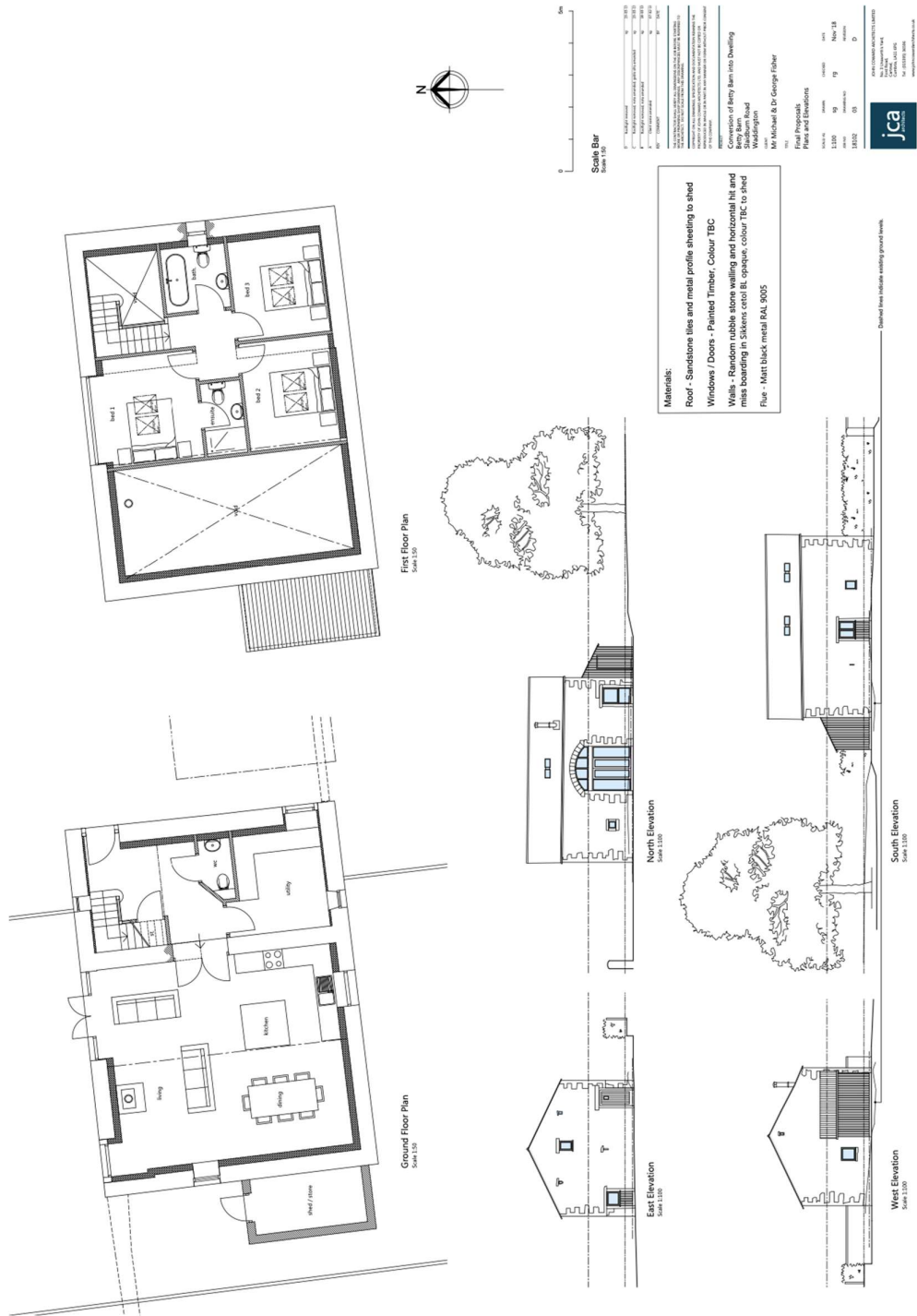
Recommendation

The Inspector is respectfully requested to allow this appeal.

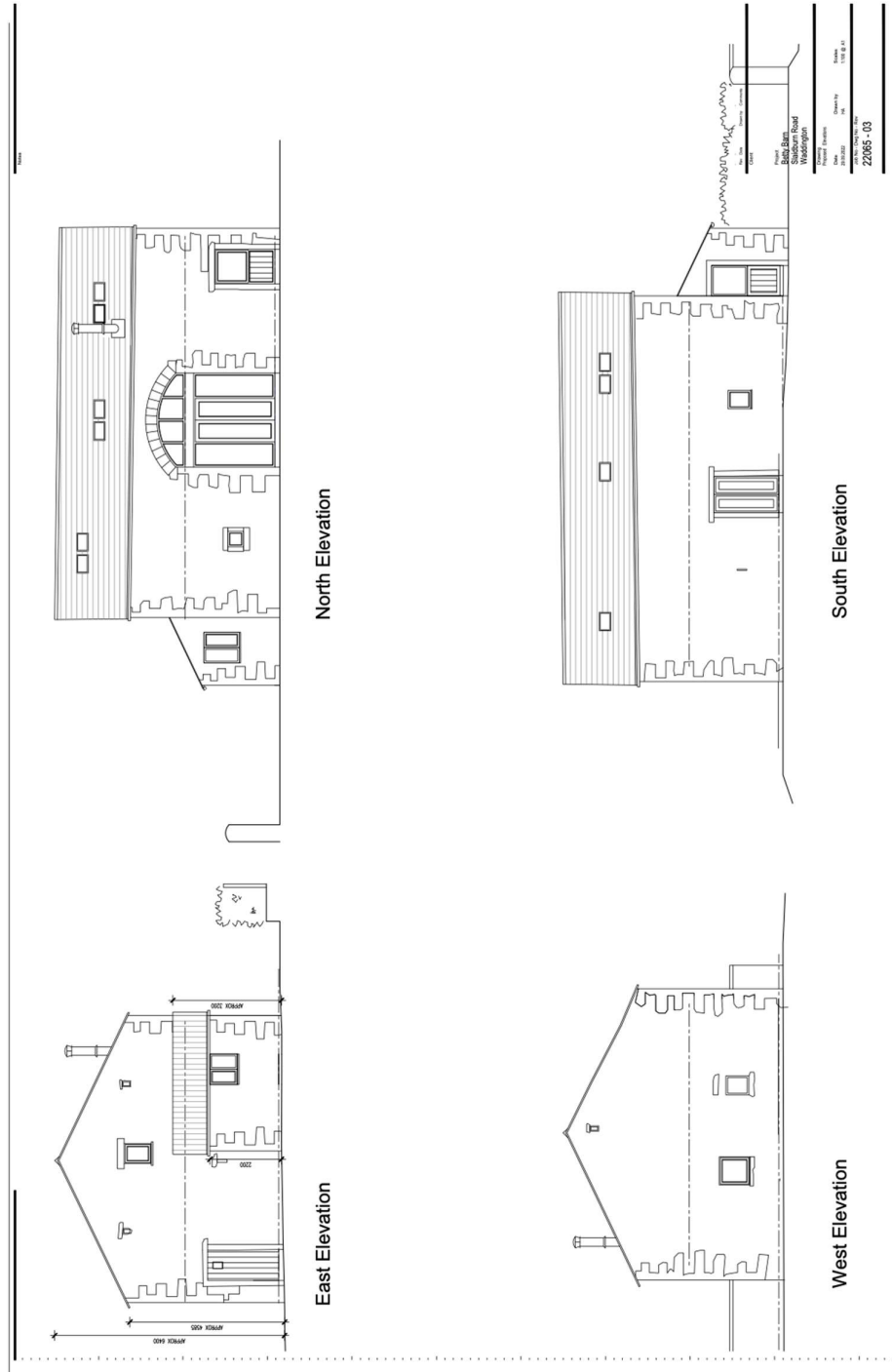
HEAL Planning
11 St. Mary's Place
Shrewsbury
SY1 1DZ

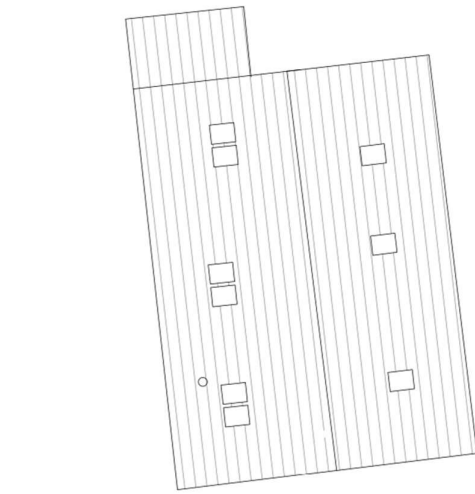
Appendices

- 3/2019/1036 | Conversion and extension of building to create one new dwelling including drainage, landscaping, closure of existing access and construction of new access (Approved) | Betty Barn, Slaidburn Road, Waddington, BB7 3JQ. Approved plans:

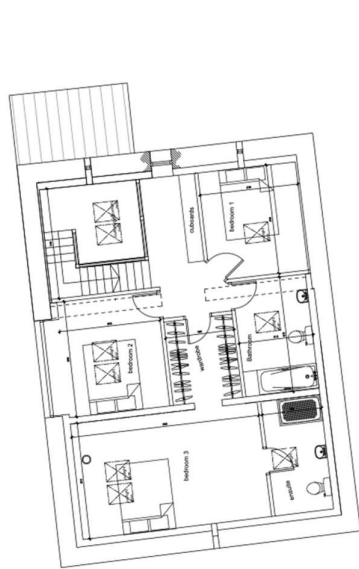


2. 3/2022/0965 | Conversion and extension of a barn to create one new dwelling including closure of existing access and creation of new access (previously approved under 3/2019/1036) (Approved) | Betty Barn, Slaidburn Road, Waddington, BB7 3JQ. Approved Plans:

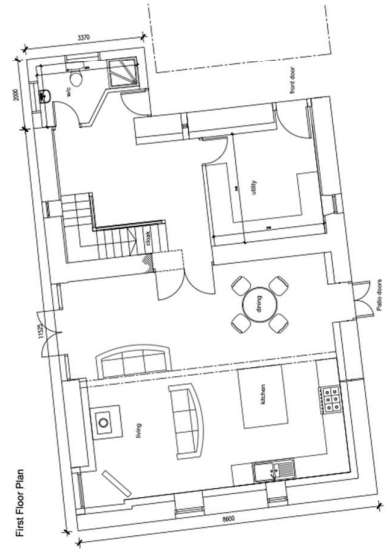




Roof Plan



First Floor Plan



Ground Floor Plan

Project Name	Bally Barn
Client	Woodsward
Location	Woodsward
Scale	1:100
Drawn By	100
Checked By	100
Date	10/10/10
Sheet No.	22085-02

3. Heritage Impact Assessment (attached)