

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	22/05/2025	Manager:	LH	Date:	27/5/25
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Application Ref:	3/2025/0144	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	15/04/2025	
Officer:	MC	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Proposed extension and remodelling (with associated building works) to the existing barn, to create a detached dwelling (previously subject to approval 3/2023/0075). The erection of a detached double garage with habitable living space above, as an annexe to that family dwelling, and external works and change of use of land to residential curtilage.
Site Address/Location:	Tan Yard Farm, Ribchester Road, Hothersall, PR3 3YA

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions relating to provision of the car parking and its retention prior to the occupation of the development, the retention of the garage for the parking of vehicles and the restricting of the annexe to ancillary accommodation.

CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DME2: Landscape & Townscape Protection
 Policy DME3: Site and Species Protection and Conservation
 Policy DME4: Protecting Heritage Assets
 Policy DMH3: Dwellings in the Open Countryside
 Policy DMH4: The Conversion of barns and other Buildings to Dwellings
 Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act
 National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0137 (adjacent to site)

Proposed stable block, paddock area and associated landscaping works.

Approved with Conditions

3/2024/0063

Approval of details reserved by condition 9 (Historic Building Survey) of planning permission 3/2023/0075.

Approved with Conditions

3/2023/0074 (dwelling to north of garage)

Proposed two-storey and single-storey rear extensions, alterations to roof-pitch over existing lean-to, detached garage and extension to domestic curtilage.

Approved with Conditions

3/2023/0075

Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage.

Approved with Conditions

3/2021/0771

Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms

Approved

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application site consists of one traditional stone barn and a partly erected garage, located at the end of an access track approx. 175 metres from Ribchester Road. To the North East is a sewage works and residential development on Asturian Gate. In addition, there are a number of semi-detached dwellings on Ribchester Road to the North of the site. The site is located within the Open Countryside within the rural area of Hothersall the areas of land to the West, South and East are predominantly agricultural land. There is also a Public Right of Way (FP0323003) which runs through the site, between the barn and the garage.

Proposed Development for which consent is sought:

Planning permission has been granted for a similar scheme which included the extension and remodelling of two existing barns to create 2 no. detached dwellings, together with the erection of two proposed detached garages and the change of use of the land to residential curtilage. When the Planning Officer visited the site on 15 April 2025, it was noted that conversion of the barn had not yet started, however the garage granted under planning ref: 3/2023/0075 has started to be erected and the other barn to be converted (not part of this application) appeared to be partially converted as roof lights were present. It should be noted that not all of the pre-commencement conditions have been discharged and as such, the commencement of development is unlawful.

This planning application relates to the conversion of the South-Western barn only to 1 no. dwellinghouse and the erection of a garage with annexe above. Planning ref: 3/2023/0075 also included the erection of a garage for this unit, however this did not include any living accommodation. An annexe is proposed as part of this application for the applicants elderly relative to live in. There would be a double garage with W/C at ground floor level with stairs leading up to the annexe, providing a store, bedroom, bathroom, kitchen and lounge.

The main differences between planning ref: 3/2023/0075 and this application are labelled below for clarity:

- No change to roof height of barn to be converted
- Insertion of small circular window to the side North-West elevation
- Amendments to door/windows design of barn
- Introduction of patio area adjacent to rear garden area of barn to be converted
- Increase in ridge height by approximately 0.93 metres to the garage
- Re-orientation of garage roof to a dual pitched roof with the gable to the front (South-West) elevation and rear (North-East) elevation.
- Increase in width of garage/annexe by approximately 0.35 metres
- Increase in eaves height of garage/annexe by approximately 0.1 metres
- Introduction of glazed apex feature to front (South-West) elevation of garage/annexe
- Introduction of 5 no. rooflights to garage/annexe
- Removal of soft landscaping features (Mulch/Bark with Karl Foerster Long Grass)

Principle of Development:

The principle of converting the barn has already been established under planning ref: 3/2023/0075. Policy DMH3 of the Ribble Valley Core Strategy supports the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings.

This Policy also notes that buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.

In addition, Policy DMH4 of the Ribble Valley Core Strategy states that planning permission will be granted for the conversion of barns and other 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 a 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 alteration, which would adversely affect the character or appearance of the building.*
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 the building; and.*
3. *The building has a genuine history of use for agriculture or another rural enterprise.*

Whilst a structural survey has not been provided as part of the application, some weight should be given to the extant permission granted under planning ref: 3/2023/00075 as the previous assessment considered the building to comply with Policies DMH3 and DMH4 of the Ribble Valley Core Strategy. There is very little difference between the two schemes, albeit the insertion of a small additional window to the side elevation and some minor alterations to the window details to the North-West elevation. Whilst the approved scheme does involve extensions to the existing barn, none of these changes proposed as part of this scheme are

considered to be significant changes that would consist of major alterations beyond that already approved under planning ref: 3/2023/0075.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that development must:

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.*

The proposed barn conversion would be approximately 34 metres to the South-West of the existing barn that is under conversion. Given that there would be no significant changes other than the insertion of a small round window which would not overlook any residential neighbours, it is not considered that there would be any detrimental harm to amenity. The proposed garage/annexe would be approximately 60 metres to the South-West of Tan Yard Farm and as such, this would not result in any adverse loss of light, overshadowing or overbearing impact. In addition, there are no windows proposed to the rear elevations which could directly overlook the occupiers.

As such, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that all development must:

1. *be of a high standard of building design which considers the 8 building in context principles (from the cabc/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.*

Policy DME2, which states that '*development proposals will be refused which significantly harm important landscape or landscape features including:*

1. *Traditional stone walls*
2. *Ponds*
3. *Characteristic herb rich meadows and pastures*
4. *Woodlands*
5. *Copse*
6. *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)*
7. *Townscape elements such as the scale, form and materials that contribute to the characteristic townscapes of the area'*

In addition, Policy DMG2 also states that:

'Within the open countryside development 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.'

The overall design of the barn conversion has already been agreed and as such, given the latest planning permission granted, there would be no objection to the overall remodelling. It is considered that the introduction of a small area of patio in front of the garden of the barn conversion is balanced by the removal of additional footpath/paving/patio outlined in the amended approved site plan for planning ref: 3/2023/0075. This is not considered to result in harm to the rural character of the site. In addition, the insertion of a new circular window to the flank elevation of the barn conversion is considered acceptable as it would be similar to the existing window at the barn conversion granted under planning ref: 3/2023/0075 and would therefore not be out of keeping with the character of the area.

With regards to the size and scale of the garage/annexe, this would be approximately 0.93 metres taller than the approved garage. In addition, the change in orientation to the building, increase in width and insertion of the 5 no. rooflights is not considered acceptable and would add bulk and mass to the site that is considered to be detrimental to the rural character of the area. The proposed garage/annexe would be of a similar height to the main barn conversion and no longer reads as an ancillary building. The orientation of the building, means that when viewing the South-West elevation which is visible from the footpath which runs through the site, the large gable wall with a glazed apex window is highly prominent and is considered to compete in size and scale with the main dwelling when viewed from this elevation, resulting in an incongruous addition.

With regards to level of accommodation provided for the annexe, Policy DMH5 states that:

'For the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

- 1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.*
- 2. The extension should generally speaking provide only a modest level of accommodation.'*

It is considered that the annexe could be utilised independently from the main dwelling as it accommodates a bedroom, bathroom, kitchen and living area as well as a separate downstairs W/C. In addition to this, the annexe would be physically separated from the main dwelling by a 1.2 metre high wall, making it appear more visually separated. The proposal would not appear subordinate to the principal dwellinghouse to be converted, nor would it read as a structure ancillary to the application property or be easily integrated into the main dwelling at a later date should circumstances change.

As such, the proposal would fail to comply with Policies DMH5, DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- 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'.*

The Local Highway Authority (LHA) have provided comments on the scheme and they note that whilst the access track does not currently meet the LHA recommendations in terms of access design, it has been previously approved for similar development; as such, the LHA have no further comments to make. The

proposal would retain 2 no. parking spaces for the development within the existing garage and the LHA note that whilst the development of the garage would result in a slightly smaller internal layout, the site can still retain acceptable off-street parking provisions as well as ensure ingress and egress in a forward gear.

The LHA also note that Public Rights of Way's (PROW), FP0335027 and FP0323003, through the application site, which must not be obstructed during the proposed developments.

Subject to recommended conditions relating to the surfacing of the parking/manoeuvring areas, retention of parking and a restriction of the annexe to ancillary accommodation, as well as an informative advising the applicant to not obstruct the PROW, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Heritage impacts:

Key Statement EN5 of the Ribble Valley Core Strategy, states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings, recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.

In addition, DME4 states that the Council will make a presumption in favour of the protection and enhancement of the heritage assets and their settings.

Whilst the barn is not listed, the previous delegated report for planning ref: 3/2023/0075 considered the barn to hold an element of historical significance given its age and use. An Archaeology Condition was added to the permission and subsequently fully discharged under planning ref: 3/2024/0063. As such, it is not considered that any further building recording is required.

Landscape/Ecology:

A Bat, Barn Owl and Nesting Bird Survey has been submitted from January 2023. Whilst the Council would usually require an updated survey after two years, the application was submitted in February 2025 and therefore would only be marginally over two years old. This report identifies that the building has low to moderate potential for use by bats, barn owls and nesting birds. Two further emergence surveys were undertaken and no indications of use of the site by bats were found. A single female Barn Owl and nesting Feral Pigeons were recorded on site. The report concluded that a Protected Species Mitigation Licence (PSML) for bats would not be required prior to works being carried out, however the mitigation measures following submission of a valid and up-to-date Protected Species Report, the buildings are identified as low risk of supporting protected species and it is not considered that further surveys are required, nor is it considered that a Natural England EPS License would be required. However, the recommendations and mitigation outlined in the above report could be secured by way of planning condition.

The development would involve the loss of a Class B: Sycamore tree and a Class C Willow tree which is necessary to facilitate the site access and garage. As per planning ref: 3/2023/0075, additional planting could be secured by way of a landscaping condition to mitigate their removal.

The development is proposed as being exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it relates to self-build development, however in order to benefit from this exemption the applicant would be required to enter into a Unilateral Undertaking.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION: That planning consent be refused for the following reason(s):	
01:	The proposal is in conflict with Policy DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and paragraph 135 of the National Planning Policy Framework in as much that the detached building would fail to provide a modest level of ancillary accommodation and would result in the introduction of a substantial new separate development from the barn conversion which would appear an over dominant and incongruous addition to the character of the surrounding rural landscape by virtue of its size, scale and massing.