

Plan:8 Town Planning Ltd

Planning, Design and Access Statement
Two-Storey Side Extension
The Old Dairy, Whitewell Road, Cow Ark, Clitheroe, BB7 3DG

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PLAN:8 TOWN PLANNING LTD

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Planning, Design and Access Statement

Two-Storey Side Extension at The Old Dairy, Whitewell Road, Cow Ark,
Clitheroe, BB7 3DG. Prepared for: Mr & Mrs Bonner

Introduction

- 1 This Planning DAS Support Statement has been prepared on behalf of Mr & Mrs Bonner to accompany a full planning application for a two storey side extension. Also proposed is to modify an opening for a new entrance. The property is a barn conversion (converted from agricultural use under planning permission 3/1989/0023) and is located within the designated Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 2 The proposed development includes:
 - A two-storey side extension
 - Reconfiguration of the en-suite layout with an enlarged gable end window
 - Modifications to an existing opening to form new entrance
 - Additional rooflight in Bedroom 3 to increase natural light over the mezzanine level
 - Installation of surface-mounted PV solar panels (12.0m²) on the rear roof slope
- 3 This statement should be read in conjunction with the submitted drawings which illustrate the existing property and the proposed development.

Site and Context

- 4 The Old Dairy is one of three dwellings situated around a shared cobbled courtyard in Cow Ark, within the Ribble Valley area. The property was converted from agricultural use to residential accommodation in 2003/2004 as part of a group conversion of redundant farm buildings that formed part of a larger farm complex.

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- 5 The site is located within the designated Forest of Bowland Area of Outstanding Natural Beauty (AONB), and outside any defined settlement boundary in the Ribble Valley Local Plan. The immediate context comprises the converted buildings of the former farm group, which together create a cohesive group of traditional stone buildings arranged around the central courtyard.
- 6 The existing building is constructed from local stone with a natural slate roof, characteristic of traditional agricultural buildings in the area. Windows and doors are of painted timber construction, reflecting the authentic character of the conversion while providing modern thermal performance.

Planning Policy Context

- 7 The following policies from the Ribble Valley Local Plan are relevant to this application:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN3: Sustainable Development and Climate Change

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape & Townscape Protection

Policy DMH3: Dwellings in the Open Countryside and AONB

Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings

Policy DME5: Renewable Energy

- 8 While Policy DMH4 contains guidance primarily focused on new barn conversions, it does establish important principles for the treatment of converted farm buildings, stating that further extensions should not "harm the character or appearance of the building." Reference is made in DMH4 to "Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings." Within HELM guidance it is clear that extensions are supported that are "subordinate in scale and relate to the massing and character of the existing farmstead group." The design approach in the plans presented by Monks Architectural Design follows this ethos.

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Design Approach

- 9 The design approach for the proposed extension seeks to respect and enhance the existing character of the barn conversion while providing additional functional living space. Key principles include sensitive detailing and subordinate scale as discussed below.

Scale and Massing

- 10 The proposed extension represents a subordinate extension being set back ensuring that the extension remains visually subordinate to the main structure. The ridge height is lower, and eaves tie in with the existing building, maintaining a coherent roofline and ensuring the extension reads as an integral part of the overall structure rather than an addition.

Materials and Construction

- 11 The extension will be constructed using locally sourced reclaimed natural stone laid with random coursing and joints to match the existing building. This ensures visual continuity and maintains the authentic character of the former agricultural building. New walls will be carefully tied into the existing structure to create a seamless transition.
- 12 The roof will be finished with natural slate and ridge tiles to match the existing roof covering, maintaining the visual integrity of the building. Traditional details such as wet mortar struck verge and ridge tile details will be replicated in the extension.
- 13 Window and door frames will be of matching style and material (white painted timber) to the existing openings, ensuring a consistent appearance throughout the property. The new glazed screen for the dining area will use white powder-coated aluminium slim profile frames incorporating thermally efficient glazing, providing a contemporary element that respects the traditional character.

Layout and Function

- 14 The proposed extension and internal alterations have been designed to improve the functionality of the dwelling while respecting its historic character:

Ground Floor: The extension creates an enlarged kitchen/dining space and provides a new covered patio area, enhancing the

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connection between indoor and outdoor living spaces. An improved entrance is proposed.

First Floor: The extension accommodates an enlarged master bedroom (Bed-1) with en-suite bathroom and improved circulation space. The reconfiguration also includes a home office/dressing area, reflecting modern living requirements while respecting the building's historic fabric.

Sustainable Design Features

- 15 The proposal incorporates several sustainable design elements:
- **Solar PV Panels:** 12m² of surface-mounted photovoltaic panels on the south-facing (rear) roof slope to generate renewable electricity.
 - **Thermal Efficiency:** The new construction will meet or exceed current Building Regulations for thermal performance, reducing energy consumption.
 - **Natural Light:** Additional rooflights will increase natural daylight, reducing the need for artificial lighting.
- 16 These features align with Key Statement EN3 (Sustainable Development and Climate Change) and Policy DME5 (Renewable Energy) of the Ribble Valley Local Plan.

Impact Assessment

Impact on Character and Appearance

- 17 The proposed extension has been carefully designed to respect the character and appearance of the existing barn conversion:
- **Scale and Proportion:** The extension is subordinate to the main building and maintains appropriate proportions.
 - **Materials and Detailing:** The use of matching materials and traditional construction techniques ensures visual continuity.
 - **Form:** The extension maintains the simple rectangular form of the original barn, avoiding complex shapes that would detract from its agricultural character.

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- 18 The design approach follows established precedents for extending converted agricultural buildings, maintaining their character while allowing for sensitive adaptation to meet modern living requirements.

Impact on the AONB

- 19 The proposed development has been designed to minimize its impact on the Forest of Bowland AONB:
- **Visual Impact:** The extension maintains the established building line and uses matching materials, ensuring it will appear as an integral part of the existing building group rather than an intrusive addition.
 - **Scale:** The modest scale of the extension ensures it will not dominate the landscape or detract from the natural beauty of the area.
 - **Sustainability:** The incorporation of renewable energy technology (solar PV) aligns with AONB management objectives to promote sustainable development.

Impact on Neighbouring Properties

- 20 The proposed extension will not have any significant impact on neighbouring properties:
- **Privacy:** The extension maintains appropriate distances from neighbouring properties and does not introduce new overlooking windows.
 - **Light:** Due to the orientation and position of the extension, there will be no significant overshadowing of neighbouring properties.
 - **Outlook:** The extension respects the established building arrangement around the courtyard and will not impair the outlook from neighbouring properties.

Access Considerations

- 21 The existing vehicular and pedestrian access arrangements to the property will remain unchanged. The property benefits from ample on-site parking via the existing parking area, and this will not be affected by the proposed development.
- 22 Internally, the reconfiguration improves circulation and accessibility with wider doorways and improved layout. The ground floor entrance hall

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has been widened to improve accessibility, and the new kitchen/dining layout provides better functionality.

Conclusion

- 23 The proposed two-storey side extension at The Old Dairy represents a sensitive and high-quality addition to this converted barn. The design respects the character and appearance of the existing building through appropriate scale, massing, and the use of matching materials and traditional construction techniques.
- 24 The proposal aligns with relevant local planning policies, particularly those relating to design quality (DMG1), protection of landscape character (DME2), and the sensitive treatment of converted agricultural buildings (DMH4). The incorporation of renewable energy technology supports sustainability objectives (EN3 and DME5). Furthermore, the proposal aligns with *“Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings”* as the proposed extension is subordinate in scale and suitably relates to the massing and character of the existing farmstead group.
- 25 The extension will provide improved living accommodation that meets the needs of the occupants while preserving and enhancing the character of this former agricultural building and making a positive contribution to the Forest of Bowland AONB.
- 26 For these reasons, it is respectfully requested that planning permission be granted for the proposed development.

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