

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT

Ref: RK/MN

Application No:	3/02/0664/P
Development Proposed:	PROPOSED ALTERATIONS AND EXTENSIONS TO EXISTING APPROVED DETACHED GARAGE (APPROVED UNDER 3/01/0887) AT LEES HOUSE FARM, WHITEWELL ROAD, COW ARK

CONSULTATIONS: Parish/Town Council
Parish Council - No comments or observations received.

CONSULTATIONS: Highway/Water Authority/Other Bodies
N/A

CONSULTATIONS: Nearby Residents
No representations have been received.

RELEVANT POLICIES:
Policy G1 - Development Control.
Policy H17 - Building Conversions - Design Matters.

COMMENTS/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Lees House Farm is a complex of farm buildings which have over the past few years been undergoing conversion to dwellings. To date the farm and the adjacent barn is completed and occupied.

Also the scheme has seen a number of amendments which have been made to accommodate requested changes from prospective owners and generally improved the overall design.

The proposed garage block, which will be a free standing building, previously approved (3/01/0887) is situated a distance from the barns. It will form the garaging for three of the barns. The latest proposal is a slight increase in size to allow the block to accommodate a caravan in the central unit together with the oil tanks situated at high level in the roof.

The benefit of this, which slightly enlarges the proposal as noted, is that vehicles and caravans will be kept out of sight as well as the proposed oil tanks which are always difficult to accommodate on a joint site such as this.

The materials will remain as before with timber doors, render/stone walls and a slate roof.

In view of the benefits which this revised scheme will bring, ie the out of sight storage, matching materials and in view of the distance from the main barn complex. The proposal in its amended form is considered acceptable.

RECOMMENDATION: That conditional planning permission be granted.