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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | |
| **Signed:** | **Officer:** |  | | | | **Date:** |  | **Manager:** | |  | **Date:** |  |
|  | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2020/0037 | | | | |  | | | |
| **Date Inspected:** | | | | 29/01/20 | | | | |
| **Officer:** | | | | SK/JM | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **REFUSAL** | | | |
|  | | | | | | | | | | | | |
| **Development Description:** | | | | | Two storey side extension following removal of existing conservatory | | | | | | | |
| **Site Address/Location:** | | | | | Fairclough Barn Loud Bridge Road Chipping PR3 2NX | | | | | | | |
|  | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | |
| No response received in respect of the application. | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | |
| No representations have been received in respect of the proposed development. | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | |
| One letter of representation has been received stating that they do not wish to raise an objection to the application. | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement EN2 - Landscape  Policy DMG1 – General Considerations  Policy DMH5 – Residential and curtilage extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2019/0299:**  Retrospective application for erection of garage and stable building with ancillary living accommodation above. (approved)  **3/2001/0067:**  Garage with storage space above, 3 no. stables and tack room. (approved) | | | | | | | | | | | | |
|  | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a former barn conversion as approved under application 3/1989/0226. The property is located on the southern side of Loud Bridge Road being within a small cluster of existing residential dwellings.  The site is located within the defined Forest of Bowland AONB in a predominantly rural area, being relatively isolated from nearby built-form save that for the grouping of buildings of which it forms part of. | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal seeks consent for the erection of a two-storey extension to the existing building to accommodate an extended family room at ground floor and bedroom at first floor.  It is proposed that the extension will be located on the south-facing gable of the existing dwelling projecting southward by 3.65m with an eaves height commensurate with that of the existing dwelling and a ridge height of 6.3m, being set slightly below the apex of the existing roof.  It is proposed that the east facing elevation will accommodate two windows, one being located at ground floor and one at first floor. With the south facing elevation accommodating tri-fold doors at ground floor level and a double door and Juliette balcony arrangement at first floor. The submitted details propose that the extension will be faced in materials to match the existing building, also benefitting from quoin detailing to match the existing building. | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Taking account of the southerly orientation of the extension and its relationship with nearby residential dwellings it is not considered that the proposed extension will result in any measurable or quantifiable harm to nearby existing residential amenity. | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The case officer has considered that on balance and whilst recognising the inappropriateness of the extension that the limited visual impact would not be unduly harmful. However, the Head of Service considered the scheme as harmful and inappropriate.  It is accepted that two-storey extension are not normally archetypal of former barn conversions. It is noted that the building is situated in a relatively isolated location of the site but is considered that the two storey extension would represent a significant alteration to the original form and massing of the building which would be harmful to the character of the building which itself must be regarded as a non designated heritage asset. The introduction of additional openings, in particular on the south elevation which would include a Juliet balcony would have a further harmful and detrimental impact on the character of the building to the visual detriment of the building and the locality. | | | | | | | | | | | | |
| **Landscape/Ecology:**  No implications. | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is for the above reasons and having regard to all material considerations that the application is recommended for refusal. | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning permission be refused. | | | | | | | | | |