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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **08/03/22** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2021/1212 |  |
| **Date Inspected:** | 31st January 2022 |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** |  |
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| **Development Description:** | Demolition of existing three-storey dwelling Higher Newfield Edge, detached triple garage and all existing outbuildings. Construction of a part subterranean replacement dwelling with attached garage. The existing attached Pentangle Barn will become detached from the new dwelling. Creation of new access to Pentangle Barn and the new dwelling, with redesigned landscaping, parking and gardens for both properties. |
| **Site Address/Location:** | **Higher Newfield Edge Burnley Road Gisburn BB7 4JN** |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections subject to technical conditions |
| **LCC Archaeology** | No comments as the buildings retain little or no historic interest |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| None |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:****Policy DS1: Development Strategy** **Policy DS2: Sustainable Development** **Policy EN2: Landscape** **Policy EN5: Heritage Assets** **Policy DMG1: General Considerations** **Policy DMG2: Strategic Considerations** **Policy DME2: Landscape and Townscape Protection** **Policy DME3: Site and Species Protection and Conservation** **Policy DME4: Protecting Heritage Assets** **Policy DMH3: Dwellings in The Open Countryside & The AONB** **Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings** **Policy DMH5: Residential and Curtilage Extensions** |
| **Relevant Planning History:**BO/1297 - 1968 Conversion of barn and shippon to 2 dwellings 3/1995/0440 - Porch and alterations to the windows, insertion of false wagon arch and alterations to a rear extension on Pentangle Barn3/2007/0445 - construction of a triple garage with wagon arch adjacent to Higher Newfield Edge |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The site is located on sloping land and accessed via Stocks Lane off Burnley Road approx. 3 miles South of Gisburn. A few scattered dwellings are served via this lane. The site is located in the open countryside but outside the AONB. The dwelling(s) were originally a barn and shippon which was converted into two dwellings around 1968 (BO/1297). The property now has the appearance of a farmhouse (Higher Newfield Edge) with attached barn (Pentangle Barn) however it would appear to be a more modern imitation of this. It is possible that the third attached property (Newfield Edge) was the farmhouse with a long barn attached. Planning permission was granted for a porch and alterations to the windows, insertion of false wagon arch and alterations to a rear extension on Pentangle Barn in 1995 (3/1995/0440)In 2007 (3/2007/0445) permission was granted for the construction of a triple garage with wagon arch adjacent to Higher Newfield Edge.There is little evidence of how the building looked originally but it is evident that it has undergone some significant physical alterations over the years and it is possible that it now bears little resemblance to its rural origins. It is now two separate dwellings which are now in the same ownership attached to Newfield Edge Farm which is in separate ownership. The group does however maintain the simple linear form and is visible in some long-distance views given the elevated position. Below the site is an area of land which appears to be used as a small holding /allotment which is occupied by a caravan and other lightweight buildings. On the approach the houses are barely visible in the landscape until the top of the access drive.  |
| **Proposed development for which consent is sought:**Demolition of existing three-storey dwelling Higher Newfield Edge, detached triple garage and all existing outbuildings. Construction of a part subterranean replacement dwelling with attached garage. The existing attached Pentangle Barn will become detached from the new dwelling. Creation of new access to Pentangle Barn and the new dwelling, with redesigned landscaping, parking and gardens for both properties. |
| **Principle of Development:**DS1 and DMG2 seek to prevent the construction of new dwellings in the open countryside, however in this case there would be no net increase in the number of dwellings and therefore in terms of the spatial strategy for the borough, the proposal is acceptable. The proposal is assessed against policy DMH3. Which allows for the rebuilding or replacement of dwellings subject to the following criteria.•The residential use of the property should not have been abandoned•There being no adverse impact on the landscape in relation to the new dwelling•The need to extend an existing curtilageThe existing properties Higher Newfield Edge and Pentangle Barn are currently in the same ownership with Pentangle Barn used as ancillary annexe type accommodation for the family but both buildings have separate entrances and are separate dwellings. As aforementioned there is evidence to suggest that both properties were previously a barn attached to the adjacent dwelling, Newfield Edge Farm, which remains in separate ownership. This barn underwent an unsympathetic conversion in the 1960s and further alterations since including the insertion of a false wagon arch and unsympathetic extensions. A substantial triple garage with first floor accommodation also stands adjacent to Higher Newfield Edge as well as various other outbuildings and it is understood that at one time an agricultural building towered over the property. Given that the existing buildings have no historic interest and have lost any traditional features they may have possessed it is considered acceptable in principle to demolish and rebuild a replacement dwelling. The property known as Pentangle Barn will remain, the unsympathetic porch and rear extension will be removed, and the gable rebuilt. There will be a minimal increase on width of approx. 0.75 metres but this will be mitigated by the removal of other extensions. As well as the demolition of Higher Newfield Edge, the other outbuildings including stable, triple garage, summerhouse and stone outbuilding will be removed with the exception of a timber and glazed summerhouse. The site is within a remote area of open countryside, though outside the AONB. On plan the replacement Higher Newfield Edge appears large, but a proportion of the ground floor will be subterranean with a grass roof, the dwelling will have a smaller footprint on the first and second floors which provide living accommodation and master suite respectively. The ground floor accommodates a triple garage, 3 bedrooms, secondary living accommodation and leisure areas. The property will be linear in appearance and whilst modern the frontage will be fairly modest in its design and respect the vernacular, it is also a similar overall height to the other two dwellings. It will be detached from Pentangle Barn and offset at an angle slightly but given the visual prominence of the existing garage outbuilding and its unobtrusive location on sloping land it is considered that overall, the impact will not be significant or harmful. Following discussions with the architect, visualisations were provided which demonstrate the impact and it is considered that it will not have a detrimental impact on the landscape. It is considered that as the new dwelling will provide comprehensive living accommodation, including garages etc that were previously housed in the outbuilding that permitted development rights should be removed so that further development can be controlled. It is also noted that the existing dwellings suffers from damp and inefficiency with an impractical layout and the replacement dwelling will incorporate various eco-friendly design features. There is no extension to curtilage proposed although there will be subdivision of the site and the formation of a separate access to the three properties. It is considered that the proposal accords with DMH3 and is acceptable in principle. |
| **Residential Amenity:**There will be no net increase in the number of dwellings and the resultant group of dwellings will be oriented so that there would be no direct overlooking or overshadowing of each other. Privacy will be improved through the subdivision of the plot. The nearest neighbours outside the group are over 150metres away. As such it is not considered that the proposed will raise any concerns with respect to residential amenity.  |
| **Visual Amenity:**The proposed alterations to Pentangle Barn will be relatively minor although there will be a visual impact through the severance of Higher Newfield Edge from it. The exposed gable will be built up and with a glazed rear corner detail and unsympathetic porch and extension will be removed. Higher Newfield Edge is to be demolished and rebuilt on another part of the site, but it is not considered that the overall bulk of development will be significantly different.The group of buildings in not particularly prominent in long distance views, partially obscured by vegetation and is against the backdrop of rising land. Both buildings whilst physically detached from each other will retain a linear form, and design features respectful of traditional rural buildings. A new access is proposed off the existing access which connects to Stocks Lane, this will dissect the field but providing it remains open and surfacing materials are appropriate then it is not considered that it would have an unacceptable visual impact. There will be landscaping provided to separate the two resultant dwellings and formalise a diverted footpath which will run between the dwellings, this will soften the impact of the development. No extension to the existing defined curtilage is proposed other than the red edge around the access and the field to the front will remain as open grazing land. In this respect the proposal is considered to accord with DMH3 as it will not have an adverse impact on the landscape.  |
| **Highways:**The proposal involves some alterations to the access to the site to provide a separate access to Pentangle Barn and Newfield Edge Farm and some amendments to the junction have been made at the request of LCC highways. There are no concerns regarding the proposal from a highway safety perspective. It is noted that the proposal will involve the diversion of a footpath but at the time of writing there have been no comments made by LCC’s rights of way section. Any diversion or stopping up of this path would require an order under the appropriate act.  |
| **Ecology and Trees:**The application is accompanied by a bat survey and ecological assessment which concludes that the development can be carried out without detriment to any protected species. The survey does recommend that bat panels are incorporated in the development, and this can be secured by condition. The tree survey demonstrates that the majority of trees on the site will be retained. Providing those trees are protected during construction and the landscaping carried out in accordance with the approved plan and maintained there are no issues with regard to tree cover at the site |
| **Observations/Consideration of Matters Raised/Conclusion:**Having regard to the development plan and other material planning considerations; the proposal is considered acceptable, and it is therefore recommended accordingly.  |
| **RECOMMENDATION**: | To approve planning permission.  |