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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **18/05/2022** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2022/0386 | | | | | |  | | | | |
| **Date Inspected:** | | | 16/05/2022 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **REFUSE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed new outbuilding to provide single garage, single carport and garden store. Planting of new hedgerow with interspersed trees along NE boundary of existing curtilage. | | | | | | | | |
| **Site Address/Location:** | | | | | Barn at Greengore Hill Lane Hurst Green BB7 9QT | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
|  | | | | | **NONE** | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| NONE | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement EN5 – Heritage Assets  Key Statement EN2 – Landscape  Policy DMG1 – General Considerations  Policy DME4 – Protecting Heritage Assets  Policy DMG1 – General Considerations  Policy DME4 – Protecting Heritage Assets  Policy DME2 - Landscape and Townscape Protection  Policy DMH4 – The Conversion Of Barns And Other Buildings To Dwellings  Policy DMH5 - Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)  National Planning Policy Guidance (NPPG)  Section 66 of the Planning (Listed Buildings and Conservation Areas) Act | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2020/0543 – Conversion of barn and outbuilding to a dwelling and erection of a new garage – approved (with garage deleted from scheme) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is located at the end of Hill Lane, a single-track lane narrowing to a footpath past the site in a remote position approximately ¾ miles from the junction with Shire Lane. The site is fairly remote from other buildings and lies within the Forest of Bowland AONB.  Planning permission was granted in 2020 for the conversion of the barn which lay within the curtilage of Grade II\* listed Greengore to a dwelling with conversion of the rear outbuilding to a garage and store.  While not listed in its own right, the building is designated by virtue of being within the curtilage of Greengore. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the construction of a detached garage, carport and garden store to the front of the building. | | | | | | | | | | | | | |
| **Principle of Development:**  The barn is not yet converted to a dwelling and works are currently underway.  Core Strategy policy DMH5 refers to residential and curtilage extensions and states that proposals to extend residential properties must accord with DMG1 and any relevant designations within which the site is located.  DMH4 states that amongst other things barn conversions must be capable of providing adequate living accommodation without the need for additional extensions, when the original application for conversion of the barn was granted, it was requested by planning officers that a detached garage in a similar position was removed from the scheme, and this was the basis of the approval. Furthermore, this consent included the conversion of a large building to the rear of the barn into garage and store.  In all cases when barns are converted it is important to respect the rural origins and the historic relationship between it and other buildings  It is not considered that a domestic building in front of the barn would achieve that aim as it would not respect the hierarchy and form of the original farmstead.  The building is located adjacent to a Grade II\* listed building, Greengore and in the AONB.  The LPA must accord with the duties at Section 66 of the Planning (Listed Buildings and Conservation Areas) Act therefore the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.  Key Statement EN2 requires that ‘any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced’ with the requirements of EN2 further stipulating that ‘the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials’. | | | | | | | | | | | | | |
| **Heritage Assets:**  ‘Greengore’ is a Grade II\* listed house of c. 1600  ‘The Flat’ is immediately adjacent to the house and a Grade II listed ‘cottage, formerly an agricultural building, of C17 origin.  The complex also includes the early C19 barn which is the subject of application. It is not individually listed but is an important contributor to the character of the historic farm steading which has strong inter-visibility between buildings. The significance of the barn is enhanced by its group value and setting. Furthermore, by its substantial presence and character it makes a key contribution to the farmstead setting of the listed Greengore and former shippon.  Adjacent to the barn is a large agricultural building which is proposed to be removed, whilst it is not an attractive building and dominates the view it is clearly agricultural and therefore in keeping with the farmstead setting. Its removal would however open up the views to the barn from more angles than at present.  When planning permission was granted for the conversion of the barn originally, it was requested that a detached garage in a similar position was removed from the scheme.  The siting of a domestic building to the front would be harmful to the setting of Greengore and the relationship between the house and barn which is an important contribution to the character and setting of the historic farmstead  It is not considered that there is any public benefit demonstrated that would outweigh this harm. Furthermore; there is another large outbuilding to the rear of the barn which was intended to be garages and storage. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The farmstead at Greengore is located on a flat parcel of land and is visible from some distance away. It is accepted that the removal of the large agricultural building would bring some visual benefits, however as aforementioned this building is also part of the rural character. There is a concern that construction of prominently sited domestic outbuildings will have an urbanising effect on the character of the landscape. I cannot be argued that the development would be in keeping with the character of the landscape as required by key statement EN2. | | | | | | | | | | | | | |
| **Residential Amenity:**  The site is a sufficient distance away so from the adjacent dwelling to prevent any loss of amenity. | | | | | | | | | | | | | |
| **Highway Safety:**  There are no highway safety implications. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development would be prominently sited and have an urbanising effect which would detract from the character and hierarchy of buildings within the historic farmstead. This would be harmful to the setting of the Grade II\* listed building and character of the AONB contrary to EN2, EN4, DME5 of the Core Strategy and the NPPF. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To refuse planning permission | | | | | | | | | |