|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | | **Officer:** | **MW** | | | | **Date:** | **22/11/22** | **Manager:** | | **SK** | **Date:** | **23.11.22** |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | | | 3/2022/0836 | | | | |  | | | |
| **Date Inspected:** | | | | | 22/11/22 | | | | |
| **Officer:** | | | | | MW | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | **REFUSAL** | | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | | Proposed rear two storey extension and single storey side extension with balcony over. Conversion of outbuilding to annexe accommodation. | | | | | | | |
| **Site Address/Location:** | | | | | | Kay Fold Farm Ramsgreave Drive Blackburn BB1 8NB | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | | **Parish/Town Council** | | | | | | | |
| No response prior to determination. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **LCC Highways:** | | | | | | No objection subject to conditions. | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | | **Additional Representations.** | | | | | | | |
| One additional representation has been made highlighting concern regarding the construction phase of the proposed scheme. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement EN1 – Green Belt  Policy DMG1 – General Considerations  Policy DMH5 – Residential and Curtilage Extensions  Policy DME1 – Protecting Trees & Woodland  **National Planning Policy Framework (NPPF)** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/1993/0792 –** Conversion of Barn to single detached dwelling (resubmission). **AC.** | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a property within designated Green Belt in the area of Ramsgreave. The property falls within 50 metres of the borough boundary separating the Ribble Valley from Blackburn with Darwen, with access to the dwelling served by Ramsgreave Drive which falls outside of the borough. The dwelling is part of a small cluster of properties including a row of 7 terraced properties originating to Kay Fold Farm, which was previously sited at this location, shown on plans dating to the 1840s. The conversion of the original farm building in 1991 formed the main property within this cluster, which is the dwelling to which the application relates.  Kay Fold Farm features a unique appearance and layout, with a prominent front elevation featuring a central two-storey gabled porch with symmetrical fenestration pattern on either side in addition to a front garden which adopts a formal layout. Natural Stone is prominent on all elevations, with quoins and stone jambs also present in addition to a series of natural stone walls to the north and west of the property which likely date back to the original farmyard. An existing outbuilding to the north west provides existing storage for the property, falling within a small curtilage at the rear of the property. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for a number of alterations at the side and rear of the property to facilitate the creation of a two-storey rear extension and single storey side extension to project from North-West and North-East elevations respectively. The two-storey element will span the approximate width of the existing household and be of gable form, extending into the existing roof line on the north-western elevation.  Exact dimensions of this element include a width of 10.9 metres, with a height of 5.9 and 9.4 metres to eaves and ridge respectively. The extension will project in this form by over 8 metres from the rear elevation in order to provide additional kitchen, living and bedroom space across three floors. A single storey side extension will also protrude from the north-eastern elevation of the proposed rear extension, set behind an existing store on the side of the property. This will feature a flat roof with balcony above at first floor level, measuring 9.3 metres in width and 7 metres in depth respectively from the extents of the two-storey element. In total, the scheme proposes a 20-metre-wide extension to the rear of the property at ground floor level, with a 10.9 metre two storey element of gable form facing north-east. The proposed extensions will also introduce a range of new materials to the dwelling including K-Rend lower elevations with cederal cladding at first floor and above.  In addition, the scheme proposes the conversion of an existing outbuilding which falls within the curtilage of the dwelling to annex accommodation. The conversion proposal retains the footprint of the existing outbuilding, with the only changes including the addition of two windows on the north-eastern elevation and a single additional opening on the south-east elevation. It is proposed that the existing facing materials of the annex are replaced with render across all elevations, with grey tiles to the roof. | | | | | | | | | | | | | |
| **Principle of Development:**  Whilst the proposed development seeks to secure alterations and additions to an existing dwelling only, the site location falls within designated Green Belt which is offered the highest level of protection from harmful or inappropriate development. Paragraph 149 of the National Planning Policy Framework provides support to an existing structure where *‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;’.* Consequently the scale of proposed development as a whole relative to its designation must be assessed in order to establish the principle of the proposed development.  In addition, the scheme proposes the creation of annex accommodation which must be assessed against the provisions of policy DMH5 of the Core Strategy which states:  *“For the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:*   1. *The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.* 2. *The extension should generally speaking provide only a modest level of accommodation.”*   The creation of annex accommodation is proposed through the conversion of an existing outbuilding within the curtilage of Kay Fold Farm which currently provides storage for the household. Having reviewed the proposed plans, no extensions or significant alterations are proposed to the structure and therefore it is considered that the annex would provide a modest and proportionate level of accommodation relative to the existing household, in accordance with DMG1. Through proposing a minimal amount of change to the structure, its capability for absorption back into the functions of the main household is also retained, and in the whole, the annex accommodation satisfies the test of policy DMH5. As a result, the principle of development for this element of the scheme is accepted. | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The proposed development would include the addition of large extensions to north-west and north-east elevations of the property which will undoubtedly increase the massing of the dwelling as a whole. Whilst it is likely that this additional mass will be visible from the existing row of properties located approximately 20 metres west of the site, existing separation distances are adequate and it is unlikely that the residential amenity of those properties would be unduly compromised by the massing of the scheme alone. The existing outbuilding located in between neighbouring and application properties will further screen some of the massing at ground floor level and consequently no issues are raised in this regard.  The proposed development will also include the creation of a number of additional openings as part of the extension whilst retaining the existing fenestration pattern on south-east and south-west elevations with zero alterations. It is acknowledged that two openings proposed on the south-western elevation will offer views in the direction of neighbouring properties, however, their impact in respect of overlooking is considered to be negligible such is the existing distance between properties. Other openings, including the proposed balcony at first floor level, offer views exclusively onto Open Countryside to the north of the dwelling and accordingly no overlooking concerns are identified.  The creation of annexe accommodation through the conversion of an existing outbuilding has been also considered in respect of its impact upon neighbouring amenities, however, no issues are identified on the basis that the entrance and principal elevation of the annex face toward the host dwelling, with no openings on the western elevation. | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Despite not benefitting from formal designation, the cluster of development known as ‘Kay Fold’ is visible on ordnance survey maps dating back to the 1840s and the cluster of buildings remaining at this location are of a character and vernacular typical of that architectural period, with natural stone elevations, jambs and quoin detailing, characteristics which are present across all properties and create a degree of homogeneity amongst this grouping.  Relative to this, the proposed scheme attempts to utilise curtilage to the north of the property to introduce significant extensions at ground floor and first floor level. In its entirety, this will occupy a footprint of 20 metres in width and 7 metres in depth, with the two-storey element occupying approximately half of the total width of the scheme. This, in combination with a significant first and second floor element which will sit within a ridge height of 9.4 metres, would collectively result in a highly visible addition to the dwelling which would be disproportionate and largely incongruous relative to the host property. Consequently, the proposal fails to ‘consider the density, layout and relationship between buildings’ as required by policy DMG1 of the Ribble Valley Core Strategy and would be an unsympathetic development relative to the host dwelling and surrounding area.  Moreover, the massing of the proposed extension is deemed to be well in excess of that which would achieve subservience to the host property and proposes an unjustifiable increase in the footprint of a dwelling of traditional nature which would impact upon the dwelling’s inherent character. This impact on the character and visual appearance of the dwelling is compounded by the loss of unique window openings on the rear elevation of the property, with the proposed design and materials to be used as part of the development also failing to successfully reflect or positively respond to the existing vernacular of the host property. Instead, the scheme would introduce a form of development which offers no similarity to, or relationship with, the existing dwelling. An extensive fenestration arrangement with a large proportion of glazing poses a stark and inappropriate form of design, with the use of cederal cladding and K-Rend across every elevation of the development introducing new materials which, as a result of the size of development, appears excessive relative to the material palette of the dwelling and surrounding properties. This again results in a conflict with policy DMG1 of the Core Strategy which places emphasis on the visual appearance of schemes and their relationship to surroundings, including impact on landscape character, in addition to paragraph 130 of the National Planning Policy Framework which requires development to be ‘sympathetic to local character and history, including the surrounding built environment and landscape setting’. | | | | | | | | | | | | | |
| **Impact on Green Belt**  Notwithstanding the above, the proposed development has also been considered in isolation with regard to Chapter 13 of the NPPF such is the location of the development within designated Green Belt. Paragraph 148 states:  *“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”*  The Framework goes on to state that the construction of new buildings within the Green Belt is considered inappropriate, with the exception for some other circumstances which include ‘the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;’.  Relative to this, the proposed development seeks to introduce an unsympathetic and wholly disproportionate quantum of development relative to the original dwelling in respect of its footprint and overall mass within an area of designated Green Belt. In its entirety, the scheme would inflict undue harm upon the visual openness which characterises the designation, contrary to paragraphs 148 and 149 of the National Planning Policy Framework as well as Key Statement EN1 of the Ribble Valley Core Strategy. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A Bat Survey undertaken in June 2022 found no evidence to suggest present or historic bat activity within the roof of the building. Consequently, the building is not considered to offer habitat value for roosting bats.  In respect of trees and woodland, an arbiocultural impact assessment identifies a scheme of works to unprotected trees in the immediate vicinity of the site which should be strictly adhered to should planning permission be granted. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be refused for the following reason(s). | | | | | | | | | |
| **01:** | The proposed extension, by virtue of its overall configurations, scale, proportioning, fenestrational and elevational language and proposed materials, would result in the introduction of an unsympathetic, incongruous, and largely discordant addition which fails to reflect or respond positively to the inherent character of the host property, being of significant measurable detriment the inherent character and visual appearance of the existing property and the character and visual amenities of the designated Green belt.  As such the proposal is considered to be in direct significant conflict with Key Statement EN1 and Policy DMG1 of the Ribble Valley Core Strategy and Paragraphs 130, 134, 148 and 149 of the National Planning Policy Framework. | | | | | | | | | | | | |
| **02:** | The proposed development, by virtue of its overall scale and configuration, will result in an extension that is significantly disproportionate to that of the size and scale of the original building, appearing both unsympathetic and over dominant. It is further considered that the proposed extension, by virtue of its overall scale, will result in the introduction of a form of development that will compromise the visual and spatial openness of the designated Green belt.  As such the proposal is considered to be in direct significant conflict with Key Statement EN1 of the Ribble Valley Core Strategy and Paragraphs 148 and 149 of the National Planning Policy Framework. | | | | | | | | | | | | |