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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | | **Officer:** | **KH** | | | | **Date:** | **12/12/22** | **Manager:** | | **LH** | **Date:** | **20/12/22** |
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| **Application Ref:** | | | | 3/2022/0954 | | | | | |  | | | |
| **Date Inspected:** | | | | 18/05/22 | | | | | |
| **Officer:** | | | | KH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | **REFUSAL** | | | |
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| **Development Description:** | | | | | | Listed Building Consent for a proposed single storey extension and new rear entrance canopy. | | | | | | | |
| **Site Address/Location:** | | | | | | Waddington New Hall, Edisford Road, Waddington BB7 2DG | | | | | | | |
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| **CONSULTATIONS:** | | | | | | **Parish/Town Council** | | | | | | | |
| No comments | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | |
| **Historic England:** | | | | | |  | | | | | | | |
| No observations offered.  **LCC Archaeology:**  No objection although defer judgement on the acceptability of the setting and townscape issues to the LPA. Recommend conditions requiring a photographic record and a watching brief. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | | **Additional Representations.** | | | | | | | |
| Site notice posted 3rd November. Expired 24th November 2022.  Press notice posted 20th October. Expired 10th November 2022.  No responses received. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN5 - Heritage Assets  Policy DME4 – Protecting Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME2 – Landscape & Townscape Protection  National Planning Policy Framework (NPPF)  Waddington Conservation Area Appraisal 2005  Planning (Listed Buildings and Conservation Areas) Act 1990 | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2022/0953 – Proposed single storey extension and new rear entrance canopy – Pending.  3/2009/0793 – Proposed swimming pool with the barn adjacent to Waddington New Hall – Approved.  3/2008/0314 – Demolition of front porch and new replacement porch. Single storey glazed link between the Hall and existing outbuildings. Proposed garden room extension on existing outbuilding to replace an existing conservatory. An open porch on the southern elevation of the service wing and a car port additional to the Coach House. Retrospective permission is also sought for renovation works to the existing Coach House. Re-submission – Approved.    3/2008/0315 – Demolition of front porch and new replacement porch. Single storey glazed link between the Hall and existing outbuildings. Proposed garden room extension on existing outbuilding to replace an existing conservatory. An open porch on the southern elevation of the service wing and a car port additional to the Coach House. Retrospective permission is also sought for renovation works to the existing Coach House. Re-submission – Approved.  3/2007/0898 – Removal of Welsh blue slate from front (south roof slope and replacement with natural stone slate to match rear (north) – Approved.  3/2007/0899 – Removal of existing cement-based pebble dashed render. Replacement of brick areas of infill with stonework to match existing. Replacement of concrete quoins on south-west corner with stone quoins to match the originals on the south-east corner – Withdrawn.  3/2007/0341 – Alteration and extension comprising demolition of single storey entrance hall, addition of conservator and barn link and replacement garden room – Refused.  3/2007/0342 – Demolition of flat roofed single storey hall extension. Addition of small conservatory extension to the kitchen and a link to the barn. Replacement of white upvc sunroom with a stone-built garden room – Refused.  3/2007/0343 – Removal of stylistically unsuitable and poorly designed single storey entrance hall extension. Restoration of the North Elevation windows and doors to their original configuration before their alteration in the 1950’s– Refused. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to an existing dwellinghouse in Waddington within the Forest of Bowland Area of Outstanding Natural Beauty.  The property is prominently sited within Waddington Conservation Area, with the property also being Grade II Listed.  The building is two-storeys in height, being faced in pebble dashed rubblestone walling. The roof is duo-pitched in form being faced in stone tile. There are former stables and outbuildings sited to the western side currently used for ancillary accommodation and leisure pool.  The entrance into the site is to the rear of the building (north with access driveway, parking and courtyard with the main residential curtilage being to the front elevation (south).  The site is accessed from Edisford Road immediately adjacent to the site to the east with public footpath 24 also sited to the east off Edisford Road. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the erection of a single storey extension on the front elevation and a rear entrance canopy.  The single storey extension would measure 4.34m x 6m and 2.841m maximum height and result in the creation of a glazed garden room. It would be set back 5m from the principal elevation and set in 700mm from the side elevation. It would be fully glazed with aluminium flat roof.  The canopy proposed to the rear would measure 3.4m x 2.24m with an overall height of 3.4m constructed with slate roof with support columns in natural materials. | | | | | | | | | | | | | |
| **Principle of Development:**  The building is located within the defined settlement limits of Waddington.  Whilst the principle of the development for a single storey extension on a domestic property would be acceptable subject to design and materials, the impact on the listed building and conservation area would not be acceptable in terms of size, siting, design and materials and therefore would conflict with the adopted development strategy for the borough and the NPPF. | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  The Old Tannery lies to the south 30m away and Bonny Bar Gate Farm and Bungalow to the north 38m away. Lower Buck Inn and Cottages are around 24m to the north.  West End Lodge is sited across the highway 16m to the east with the Parish Church of St. Helen’s beyond.  The proposed extension and canopy are sufficient distance away with the nearest residential property being West Gate Lodge across Edisford Road to the East sited behind the rear elevation with the Hall screening the proposed additions from view.  Therefore, none of these properties would result in any undue impacts upon residential amenity from the proposal.  As such, it is considered that the proposal does not conflict with Policy DMG1 of the Ribble Valley Core Strategy in this respect. | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  The single storey extension would be attached to the kitchen, itself a later extension to the original Hall, and would not be attached to the main dwelling. An existing window is proposed to be converted into a doorway to provide direct access from the kitchen.  The proposed single storey extension would result in an outwards projection of 6 metres. The proposed extension together with its large, glazed elements and flat roofed design would be at odds with the existing gable roof profiles of the listed Hall. The proposed extension would, therefore, read as a disjointed, bulky and incongruous addition to the property by virtue of its outwards projection, width, modern glazed elements and flat roof design.  Although the proposed extension is set back by 5m from the principle front elevation it is sited in a prominent position adjacent to the side boundary with Edisford Road resulting in public views from the highway, public footpath and the grounds of the Church sited to the East.  The proposed separation of 700mm between the existing side elevation of the Hall and the proposed glazed extension would result in an unusable unmaintainable gap to the detriment of good design.  In this respect and taking account of the proposed alterations, it is considered that the proposal would have a detrimentally impact on the visual amenities of the Listed Building and that of Waddington Conservation Area.  Therefore, the proposal would fail to accord with Policy DMG1 of the Ribble Valley Core Strategy due to its prominence and visual impact when viewed from public vantage points along Edisford Road and Public Footpath 24 and from the grounds of the Parish Church of St. Helen’s. | | | | | | | | | | | | | |
| **Impact on Heritage Assets:**  The application property is Grade II Listed (List Entry 1072159) with the listing details reading as follows:  *House, possibly c.1800 with C17th remains and later C19th alterations. Pebble dashed rubble with sandstone dressings and slate roof. Double-pile plan with end stacks, 2 storeys, 2 bays, with chamfered quoins, the left-hand quoins being of imitation stone. The windows are mullioned and of 3 lights. They are tall, with flat heads, hoods and with semi-circular heads to the lights. The doorways is C17th, with moulded jambs and shaped lintels. The gables have copings with footstones. The right-hand gable wall has 3 re-dressed C17th windows with outer cyma moulding and inner chamfer. The left-hand gable wall has a 3-light mullioned cellar window. Interior has closed -string dog-leg stair with turned balusters, square moulded newels and moulded handrail, probably c.1700 but with some modern restoration. Re-set beside a modern fireplace is a wooden board inscribed ‘1698’.*  The site is also within Waddington Conservation Area and as such considerable importance and weight must be afforded to the duties within section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when determining the proposal.  Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State 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”.  Significance, as defined by the NPPF, is the value of a heritage asset which derives not only from a heritage asset’s physical presence, but also from its setting. The setting of a heritage asset is the surroundings in which the heritage asset is experienced.  The prominent siting on the front elevation and projection of 6m would result in an inappropriate addition to this important dwellinghouse, notwithstanding its simple design and glazed elements, this would result in a direct contrast with the existing stone building. Whilst this can work in some circumstances in this case it would result in an incongruous addition to the historic building in a prominent, public viewpoint to the detriment of the character of the building  This scheme would also result in the loss of historic fabric to order to form a doorway which should be avoided unless strictly necessary which this is not.  Little information has been submitted with regards to the covered porch to the rear elevation which would measure 3.4m x 2.24m in terms of materials. It would be open on two sides with three columns to support a slate roof. Limited assessment has been provided in the HAS and whilst screened from public views and of a limited scale it is not clear what impact this would have on the historic fabric of the building.  The change in the character of the building would be less than substantial harm to the designated heritage asset and this harm would be on the lower end of the scale.  Taking into account the size, siting and design of the single storey extension along this side elevation on the most prominent frontage with public views from the highway, public footpath and church grounds.  In this respect and taking account the proposed alterations, it is considered that the proposal would have a detrimentally impact on the character and visual amenities of the Listed Building and that of the character of the designated Waddington Conservation Area.  The proposal must be balanced against any public benefit arising from the scheme and whilst this proposal is for an extension to a private residential dwelling there would be some benefits in work for local contractors, however, this would not outweigh the harm identified and therefore the proposal fails to accord with policies EN5 and DME4 as well as Para 202 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, in giving considerable importance and weight to the duties at section 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal is considered to represent an inappropriate form of development that would result in undue harm to the character and visual amenities of the Grade II listed building and Waddington Conservation Area contrary to policies EN5 and DME4 of the Ribble Valley Core Strategy 2008 – 2028.  It is considered therefore that the proposed development would result in a detrimental impact visually when viewed from public vantage points and result in a disproportionate addition and fail to accord to the objectives of Policy DMG1 of the Ribble Valley Core Strategy.  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | | That Listed building Consent be refused for the following reason | | | | | | | | |
| **01** | The proposal, by virtue of its siting, size, design and materials, would result in a large incongruous feature in a prominent position resulting in harm to the character and setting of the listed building and Waddington Conservation Area. It would also result in unacceptable prominent feature due to its proximity adjacent to Edisford Road particularly when viewed from the public highway. As such the proposal is considered to be in direct conflict with the aims and of objectives of Policies EN5, DME4 and DMG1 of the Ribble Valley Core Strategy, Para 202 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990. | | | | | | | | | | | | |