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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MC** | | | | **Date:** | | **10/12/2024** | | **Manager:** | | **LH** | **Date:** | **11/12/24** |
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| **Application Ref:** | | | | 3/2024/0636 | | | | | | |  | | | |
| **Date Inspected:** | | | | 22/10/2024 | | | **Site Notice:** | | 22/10/2024 | |
| **Officer:** | | | | MC | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **REFUSAL** | | | |
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| **Development Description:** | | | | | Proposed replacement of timber windows with aluminium, enlargement of two velux windows and installation of one extra velux window to rear roofslope. Installation of flush fitting solar panels and flue for multi fuel burner to front roofslope of holiday let. | | | | | | | | | |
| **Site Address/Location:** | | | | | Hough Clough Barn Houghclough Lane Chipping PR3 2NT | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response received. | | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **RVBC Countryside Officer** | | | | | Considers there are no protected species (bats), however recommends an advisory note be added to the decision notice. | | | | | | | | | |
| **RVBC Environmental Health Officer** | | | | | Notes there is no smoke control area and therefore no restriction on the type of appliance that can be installed. They note that Part J of building regulations would need to be met.  Recommends an informative be added to the decision notice to advise the applicant of issues with pigeons nesting under solar panels and advise the applicant to consider incorporating bird proofing measures into the design. | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No additional representations 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 EN2: Landscape  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMH5: Residential and Curtilage Extensions  Policy DMB5: Footpaths and Bridleways  Policy DME5: Renewable Energy  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2023/0960:**  Regularisation of change of use of games room to holiday let.  Approved with Conditions  **3/2003/0390:**  Formation of canopy over at rear and new door and window opening  Approved with Conditions  **3/1994/0477:**  Conversion and re-build existing shippon and workshop to provide one dwelling with garages and workshop  Approved with Conditions  **3/1991/0722:**  Conversion of buildings into two houses with existing house extended into barn & alterations to workshop  Approved with Conditions | | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is occupied by a single storey dwellinghouse with a separate holiday let and garage located immediately to the west of the dwelling. The site is situated within a small cluster of dwellinghouses to the east of the Houghclough Lane and accessed via a private track. The character of the area is predominantly rural with the site being located within the Forest of Bowland National landscape (formerly known as the Area of Outstanding Natural Beauty). | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The proposal was originally for the replacement of the existing timber windows with uPVC windows in a dark, rosewood colour. Following discussions with the Planning Officer, these have since been amended to aluminium windows in a dark brown colour, similar to the existing windows.  The proposal also includes the enlargement of one velux windows to the rear elevation and the enlargement of one velux window to the front elevation of the dwellinghouse as well as the insertion of an additional recessed rooflight to the rear elevation. Solar panels are also proposed. These were originally proposed to the front roof slope of the main dwelling, however following discussions with the Planning Officer over concerns regarding their visibility from within the Forest of Bowland National Landscape, these have been amended to be sited on the front roof slope of the holiday let to reduce visibility. The solar panels would sit flush to the roof slope and would cover an area of 21 square metres. A flue would also be inserted to the front roof slope of the holiday let. This would slightly protrude above the highest part of the existing roof and would be painted matte black.  The amended details are now shown on drawing no. LM/SC/5206A (Rev D).  Planning permission is required for the above works as permitted development rights were removed under planning ref: 3/1994/0477.  It should be noted that the applicant has applied under a householder application and the proposed flue forms part of the existing holiday let, however as there is a condition which ties the holiday let granted under planning ref: 3/2023/0960 to the main dwelling, the application shall be assessed under a householder application. | | | | | | | | | | | | | | |
| **Principle of Development:**  The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations. | | | | | | | | | | | | | | |
| **Impact Upon Residential Amenity:**  Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:  *‘1. not adversely affect the amenities of the surrounding area.*  *2. provide adequate day lighting and privacy distances.*  *3. have regard to public safety and secured by design principles.*  *4. consider air quality and mitigate adverse impacts where possible’*  The proposal would not extend the floorspace of the dwelling or insert any new windows to the walls which would harm the amenity of neighbouring properties. Due to the angle of the roof slope and the distance between the application site and Hough Clough Farm and Holly House to the south being over 23 metres, this would not result in any detrimental overlooking.  In addition, the Environmental Health Officer has not raised any concerns regarding the solar panels and the flue in relation to harm to amenity other than commenting that Part J of the Building Regulations would need to be met. They do however recommend an informative be added to any grant of permission to advise the applicant of the potential issue of pigeons nesting under solar panels, although the proposed panels would be flush to the roof slope so this would not likely be an issue.  Taking into account the above, the proposal is considered compliant with the amenity section of Policy DMG1 of the Ribble Valley Core Strategy. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Ribble Valley Core Strategy Key Statement EN2 states that:  *‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area’.*  In addition, it states that:  *‘As a principle 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’.*  Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:  *‘All development must* *be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.’*  Also, Ribble Valley Core Strategy Policy DMG2 states that:  *‘In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. where possible new development should be*  *accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications’.*    *Flue*  The proposed flue is not considered to be excessive in size or scale and would have a matte black finish which is considered to be appropriate to the rural character of the area and would conserve the character of the Forest of Bowland National Landscape.  *Rooflights*  The proposal would enlarge the existing rooflight on the front elevation of the property to a size of 0.76 metres x 1.14 metres. The proposed rooflight would likely be visible from the public footpath running through the front of the site, however given that this would be the only rooflight inserted to the front roof slope, and that it is fairly modest in size, it is not considered to harm the overall character of the rural area. The rooflight could be conditioned so that it is a conservation style rooflight.  Turning to the two rooflights which would be inserted to the rear elevation, one would be an enlargement and the other an additional rooflight. As such, there would be a total of three rooflights to the rear elevation and these would be greater in size than the front roof lights. The proposed rooflights to this elevation would be less visible from the public realm and although there could be glimpses of the rooflights from the footpath ‘FP 67 Chipping’, the dwelling sits on much lower land and the rooflights would likely be partially obscured/ In addition, these would be viewed from a distance of approximately 292 metres.  On balance, provided the rooflights would be of a heritage style, they are considered to be acceptable.  *Replacement windows*  The proposal would include the replacement of the existing timber with aluminium windows in a dark brown colour. The replacement windows would be similar in style and colour to the existing but would not be constructed of timber.  The original permission for the conversion of buildings indicate that the site and surrounding area had a farming history with the conversion of the farm buildings, being granted with traditional materials such as timber windows. Whilst there are some modern materials within the site, such as the garden room granted under planning ref: ‘3/2020/0927’, the external materials should have been submitted to the Council in order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area through Condition 3. ‘Hough Clough Barn’ and ‘Hough Clough Farm’ have retained their historic character and traditional features and although are now in residential use, have the appearance of a historic farmstead.  The Forest of Bowland AONB Management Plan (April 2014 - March 2019) identifies “The natural beauty  of AONBs is partly due to nature, and is partly the product of many centuries of human modification of  ‘natural’ features … The area was designated as a landscape of national significance due to a variety of  factors, including… The landscape’s historic and cultural associations … The distinctive pattern of  settlements … Collectively these historic and cultural elements of the environment serve to enrich the  landscape’s scenic quality, meaning and value”.  Whilst timber windows would have been the Council’s preference, given the historic nature of the farmstead and the visibility of the windows from the Public Right of Way, it is considered that the casement aluminium windows would not harm the landscape character of the Forest of Bowland National Landscape and would still maintain a fairly traditional appearance being in a dark brown colour that is in keeping with the character of the existing building and the surrounding farm buildings.  Overall, the proposed replacement windows from timber to aluminium, on balance are acceptable and would protect and conserve the conservation of the natural beauty of the Forest of Bowland National Landscape.  *Solar Panels*  The proposal also includes the addition of solar panels to the front roof slope of the dwelling. The solar panels would be flush and black in colour. The solar panels have been altered and would not be set back behind the main dwelling, on the roof of the holiday let which is obscured by the main dwelling when viewed from the Public Right of Way running to the front of the property.  Policy DME5 of the Core Strategy seeks to support the use of renewable energy schemes, subject to assessment of the visual impact of the proposal, including design, colour, scale and impact upon the surrounding landscape, with a greater degree of scrutiny to be applied to proposals for renewable energy schemes within or close to the Forest of Bowland National Landscape. This Policy states that:  *Development proposals within or close to the AONB, sites of special scientific interest, special areas of conservation and special protection areas, notable habitats and species, local nature reserves, biological heritage sites or designated heritage assets and their setting will not be allowed unless:*  *1. the proposals cannot be located outside such statutory designated areas*  *2. it can be demonstrated that the objectives of the designation of the area or site will not be compromised by the development*  *3. any adverse environmental impacts as far as practicable have been mitigated*  The site lies within the Forest of Bowland National Landscape. The solar panels would be visible from public realm, being on the front roof slope of a single storey building, visible from within the Forest of Bowland National Landscape. However, they have now been sited on a roof slope which would be partially obscured from viewpoints within the National Landscape and would be flush to the roof slope. As such, whilst there would be some impact on the landscape character of the area, this is considered to be minimal and would not harm the overall natural beauty of the Forest of Bowland National Landscape, occupying only one section of the roof of the dwelling and being set in from the eaves of the roof slope. As such, on balance, the amended scheme is considered to be acceptable and would the visual impact has been mitigated as far as practical by seeking an alternative location on the roof slope which would have a lesser harmful impact.  Taking into account all of the above, the amended scheme is considered to accord with Key Statement EN2 and Policies DMG1, DMG2 and DME5 of the Ribble Valley Core Strategy. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.  Policy DME3 of the Ribble Valley Core Strategy states that development that would likely adversely affect wildlife species protected by law will not be granted planning permission.  The proposal would involve works to the roof of the building by way of enlargement of an insertion of new rooflights.  The Countryside Officer has been consulted on the application and considers that considers whilst there are no protected species (bats), an advisory note should be added to the decision notice, to advise the applicant that in the event that any bats are disturbed/harmed during any aspect of work for the development, work should cease until further advice has been sought from a licenced ecologist. | | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning consent be granted subject to the imposition of conditions. | | | | | | | | | | | |