

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB

Application No:	3/2014/0836/P
Development Proposed:	Proposed alterations to existing garden room to create traditional cat slide, lean-to roof and alterations to master bedroom. Opening in gable wall onto concealed viewing deck.
Site Address:	The Barn, High House Farm, Higher Road, Longridge, PR3 2YX

CONSULTATIONS: Parish/Town Council

Longridge Town Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections. No observations received.

Environment Agency - No objections subject to certain technical requirements.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan

Policy G1 – General Considerations.

Policy G5 – Settlement Strategy.

Policy ENV1 – Area of Outstanding Natural Beauty.

Policy H17 – Building Conversions – Design Matters.

Ribble Valley Core Strategy (Adopted Version)

Key Statement EN2 – Landscape.

Policy DME2 – Landscape Protection.

Policy DMH4 – Conversion of Barns and Other Buildings to Dwellings.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The application relates to a barn conversion located off Higher Road on its south side, which forms a group of traditional farm buildings within the AONB. High House Farmhouse is the original Farmhouse with Moss Hall and this dwelling, High House Barn, forming a group.

Amendments are sought to the approved and substantially completed scheme of conversion (Application: 3/2010/0529/P) where permitted development rights were removed, by changing the single storey pitched roof element projecting from the south facing gable of the barn to a mono-pitch roof. Permission is also sought to alter and increase the size of the opening in the gable by increasing the width by 1.2m, dropping the cill height by 500mm and dropping the head height by the same.

Having looked at the history of the development of this building, the single storey extension proposed to be alter has already been re-built to some extent. Whilst the extension has been re-built to match the original structure on this site, it is clear that the roof structure and

construction is causing a number of issues within the property. In my view, the existing side extension appears to conflict with the rectangular form and roof profile of the barn and detracts from its appearance.

The proposals seek to widen the existing first floor opening by 1.2m and drop its cill height by 500mm. The question therefore is whether or not the proposed alteration to this existing building would be to the visual detriment of the character of this historic farm complex and the building itself. Having viewed the building from long distance views and from on the site, the proposed alteration in the roof from a pitched roof to a lean-to roof will have a minimal impact in both long distance views of the building, and upon the character of the building when viewing the barn from close proximity. Lean-to extensions on barns are a typical feature, and in this instance the change in roof style will have no significant impact on the character of the building. In addition when viewing the front elevation of the property, the existing side extension appears to conflict with the rectangular form and roof profile of the barn, and it is considered that the lean-to replacement roof, albeit with a portion cut out to provide a viewing area, is far more reflective of typical extensions to agricultural buildings.

In terms of residential amenity, the house potentially affected by the concealed deck area is High House Farmhouse as the barn abuts the rear garden area of this property. The lowest point of the deck area would be approximately 1.1m with the highest part being the side walls which increase to 2.0m.

On this basis, I have no objections to the proposals and thus recommend the application be approved.

RECOMMENDATION: That conditional planning permission be granted.