

Note: This report needs to be read in conjunction with the Decision Notice.

Ribble Valley Borough Council

DATE INSPECTED: 31/07/2014

DELEGATED ITEM FILE REPORT - APPROVED

Ref: AB

Application No:	3/2014/1112
Site:	Cowley Brook Farm, Higher Road, Longridge, Preston, PR3 2YX
Development Proposed:	Single storey side extension, internal alterations and improvements to existing access (Resubmission of application 3/2014/0589).
Target:	4 th February 2015

CONSULTATIONS: Town/Parish Council

Parish Council: Given the observations of the planning officer to that application [2014/0589] and given that the property is situated prominently within the AONB, the Council believes that the issues raised then have not been addressed in such a manner as to warrant approval of the resubmission.

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Highways: Whilst I would raise no objection to the proposal, the proximity of the gate to the carriageway may result in problems with vehicles waiting on the carriageway whilst the gate is opened. It should therefore be removed or set back 5 metres into the site. Given the constraints of the site the latter option would, based on the current layout proposal, be impractical. Also there is no indication of the proposed surfacing material and I would therefore request that the following condition be attached to any permission that may be granted:-

Before the access is used for vehicular purposes, that part of the access extending from the highway boundary for a minimum distance of 5m into the site shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to other road users.

CONSULTATIONS: Additional Representations

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Core Strategy (Adopted Version)

Policy EN2 - Landscape

Policy DMG1 – General Considerations

Policy DME2 – Landscape and Townscape Protection

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework

Section 7 – Requiring Good Design

Section 11 – Conserving and enhancing the natural environment

Section 12 – Conserving and enhancing the historic environment

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

This application is a re-submission of planning application 3/2014/0589/P for the erection of a single storey side extension, internal alterations, erection of a garage and improvements to existing access at Cowley Brook Farm, Higher Road, Longridge. The original proposal was refused by virtue of its scale, design and massing, which would have resulted in an unsympathetic and incongruous scheme of development. Furthermore, the application proposed an extension of domestic curtilage which would have represented an urban encroachment to the detriment of the Forest of Bowland AONB.

This application relates to the erection of a single storey side extension, internal alterations,

and the creation of a new residential access at Cowley Brook Farm, Higher Road, Longridge. The application site rises to the north-east and lies approximately 3km east of Longridge comprising the original farmhouse, adjoining barn and associated outbuildings. The three storey farmhouse is located to the west of the barn and faces onto Higher Road. It is faced with pebbledash render, a slate roof and timber window frames and doors with stone surrounds and has private garden areas to the west side and rear.

The proposed single storey side extension would extend 4.5m from the west-facing elevation of the farmhouse and have a depth of around 7.7m. It would have a lean-to roof with an eaves height of 1.8m and a ridge height of approximately 4.1m and would be faced in materials to match the existing building. An existing agricultural access is located around 7m west of the application property and lies beyond the western boundary of the existing residential curtilage which is currently denoted with a post and rail timber fence. This application proposes to use this access to serve the farmhouse and will include removal of part of the post and rail fence and creation of 2no parking spaces within the garden area to the west. The main issues with this application relate to the principle of the development, the visual impact on the existing building and surrounding area and any potential impact on trees.

In this case the development is proposed on land designated as an Area of Outstanding Natural Beauty (AONB) (see policies EN2 and DME2 of the Core Strategy and section 11 of the National Planning Policy Framework). The AONB has the highest status of protection in relation to landscape and scenic beauty. As such, the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will also be important factors.

Due to the local character and age of the building, it is considered to be a non-designated Heritage Asset (when considered against National Guidance) of historical interest. As such, new development should make a positive contribution to the local character and distinctiveness of the building. In terms of design, proposals to extend existing residential properties should harmonise with the scale, design and massing of the surrounding area. The proposed single storey extension would be located to the side of the farmhouse and would be prominent from the adjacent highway. However, it would be clearly submissive to the main dwelling and would be set back from the front and rear elevations in order to emphasise its subservience. The proposed single storey side extension would be faced in materials to match the main dwelling and the number and arrangement of the windows would be sympathetic to the original building. Taking account of the above, it is considered that the proposed development would not harm the character of the existing building nor result in harm to the visual amenities of the AONB.

No information has been provided regarding the nature of the improvements to the existing agricultural access and creation of two parking spaces within the existing garden area of the farmhouse. As such, a detailed assessment of its visual impact cannot be undertaken. However, the use of the opening for residential use would require a change of use of the land from agricultural to residential use (C3) and it is considered that the creation of a driveway across this plot of land would be detrimental to the rural character of the area and would cause significant harm to the landscape and character of the AONB contrary to policies EN2 and DME2 of the Core Strategy. Core Strategy Policy DMH5 is also relevant and states that *'curtilage extensions into the open countryside change the nature of the landscape'* and that *'curtilage extensions on sites wholly outside settlements will normally be refused'*. The current domestic curtilage is clearly defined by a post and rail timber fence. The formation of a driveway would result in the creation of a large area of domestic curtilage which, with its associated domestic paraphernalia, would lead to conditions which were detrimental to the visual amenities of the area contrary to Core Strategy Policy DMH5.

Thus, the applicant has sought to amend the scheme by providing a new access and gravel driveway entirely within the existing residential curtilage to the west of the application property. This would result in the removal of a number of trees that form part of the front boundary of the site and, whilst the initial arboricultural impact assessment indicates that these trees are of low quality or are unsuitable for retention, it is considered that cumulatively

their contribution to the visual appearance of the property and the immediate area are noteworthy. However, it is proposed to introduce new planting along the western extent of the site in order to reinforce the boundary and provide additional screening. Subject to the approval of appropriate hard and soft landscaping schemes, it is considered that the proposed development would not result in detrimental harm to the character of the host dwelling or the visual amenities of the AONB. As such, it is recommended that the application be approved.

RECOMMENDATION: Permit Conditional Planning Permission
