

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LE	Date:	24.05.21	Manager:		Date:	
Site Notice displayed	N	Photos uploaded	Y					

Application Ref:	3/2020/0966	 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>	
Date Inspected:	24.02.21		
Officer:	LE		
DELEGATED ITEM FILE REPORT:		Decision	REFUSE

Development Description:	Erection of garage and accommodation for ancillary use in connection with new dwelling approved under 3/2018/0036 and extension of residential curtilage.
Site Address/Location:	Manor House Howgill Lane Rimington BB7 4EF

CONSULTATIONS:	Parish/Town Council
No response to date	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
None received	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:
Policy DS1: Development Strategy
Policy DS2: Sustainable Development
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME1: Protecting Trees and Woodlands
Policy DME2: Landscape and Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings
Policy DMH5: Residential and Curtilage Extensions

Relevant Planning History:
 2018/0036 - Conversion of former barn to one new dwelling with associated alterations to access – approved with conditions 19.3.2018

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is located in an isolated position close to the junction of Howgill Lane with Robin Lane. It comprises a barn for which approval is granted for conversion to a dwelling which has a single storey timber workshop adjacent to it.

Proposed Development for which consent is sought:

The application seeks consent for a 2-storey detached building, adjacent to a barn conversion.

The proposed building measures 8000mm x 9970mm with an overall height of 7189mm and would accommodate a garage at ground floor and living accommodation including, office, bedroom, bathroom, and kitchenette at first floor.

Adjacent to the barn there is currently a single storey timber clad workshop or stable. This is proposed to be removed. An extension to the curtilage is also proposed to accommodate the new building.

Principle of Development:

Core Strategy policy DMH4 states that amongst other things barn conversions must be capable of providing adequate living accommodation without the need for additional extensions and the floor plans for the conversion indicate that this is a 4 bedroomed property. Furthermore, barn conversions must be of an appearance which respects the rural origins of the building and it is not considered that a significant building in close proximity would achieve that aim as it would be a substantial building which is not subservient and would not respect the form of the original farmstead.

DMH5 refers to residential and curtilage extensions and It does not appear that the proposal is intended for a dependant relative and as aforementioned is of a scale where it is not a modest level of accommodation. The building is large enough and provides a level of accommodation that would allow it to be occupied independently. The site is not within a settlement or on the edge of a settlement, so the proposal does not meet the criteria within this policy or DMG1 and DMG2.

The footprint of the building is approx. 70% of the floor area of the barn. The barn consists of two pitch roof sections and the annexe would be higher than one of these. The scale of the proposed building is excessive for ancillary living accommodation. It is also excessive for a new building adjacent to a barn conversion in open countryside and the need to extend the curtilage to accommodate it. No compelling justification has been provided other than the applicants desire to have a self-contained area for homeworking, guests, and storage of vehicles etc.

The agent was advised that the proposed would need to be significantly reduced to a similar size to the existing building which is to be removed. A meeting took place on 26th March 2021 to allow the agent the opportunity to address concerns raised with regards to the scale of the proposal. The revisions presented at the meeting were still considered to be excessive in scale (2 storey) and the agent was advised as such. Some time has now elapsed and no further contact has been made. Therefore, the application will now be determined based on the originally submitted plans.

Residential Amenity:

The proposed building would be sited adjacent to the parent dwelling and adjoins open countryside on all other sides. As such it is not considered that the proposal would have a detrimental impact on the amenities of nearby residents.

Visual Amenity:

The new building would be set behind the barn conversion, with its front elevation in line with the rear elevation of this. However, its scale and design would result in a dominant and incongruous feature that would detract from the character and form of the former farmstead and have an urbanising impact. The site is in an area that is predominantly open with scattered development. The need to extend a curtilage

to accommodate it is also a concern and it would appear that this area has been previously marked with a fence but does not coincide with the defined curtilage approved on the original barn conversion.

Highways:

The building is intended to be ancillary to the parent dwelling, there is sufficient space for several cars to park clear of the highway and no alterations are proposed to the access.

Ecology:

A bat survey has been submitted and no evidence of bats was found in the building.

Observations/Consideration of Matters Raised/Conclusion:

For the reasons discussed above the proposal is considered to be unacceptable in terms of DMH4, DMH5, DMG1 and DMG2 of the Core Strategy.

RECOMMENDATION:

Therefore, it is recommended accordingly that planning permission is refused.

1. The proposal development by reason of its scale, design and level of accommodation provided will be an over dominant structure which will have an urbanising impact detracting from the character and form of the former farmstead and surrounding open countryside. There is no compelling justification submitted in support of the development and in the absence of this it conflicts with policies DMH4, DMH5, DMG1 and DMG2 of the core strategy.