


Report to be read in conjunction with the Decision Notice.

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| Application Ref: | 3/2021/0003 |  Ribble Valley Borough Council www.ribblevalley.gov.uk |
| Date Inspected: | 20/01/2021 | |
| Officer: | RB | |
| DELEGATED ITEM FILE REPORT: | | REFUSAL |

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| Development Description: | Erection of boundary wall, package treatment plant and two removable timber structures. |
| Site Address/Location: | Higher Greaves Barn Holden Lane Bolton By Bowland BB7 4LZ |

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| CONSULTATIONS: | Parish/Town Council |
| No comments have been received in respect of the proposed development. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | No objections. |
| CONSULTATIONS: | Additional Representations. |
| Two letters of support have been received stating that the development would provide a necessary requirement and enhancement for all parties. | |

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN2 -Landscape
Policy DMG1 – General Considerations
Policy DMH5 – Residential & Curtilage Extensions
Policy DME2 – Landscape & Townscape Protection

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1997/0101- CONVERSION OF BARN INTO 2 NO. RESIDENTIAL UNITS AND CONSTRUCTION OF GARAGE- Approved with Conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to semi detached barn located within Bolton by Bowland. The application property benefits from a detached garage to the rear with a private driveway off Holden Lane and garden to the north. The application site is located within a rural setting, sited adjacent to a working farm and falls within the Forest of Bowland AONB.

Proposed Development for which consent is sought:

Consent is sought for the erection of a boundary wall ranging between 1.7m – 2m in height along the eastern boundary of the application site. The wall will extend 13.1m in length and will be of a concrete block construction finished with render with stone quoins. Approximately 7m of the wall

will be covered with timber boarding matching in materials to the proposed timber framed canopies that are to be erected to the front of the wall. The smaller of the two canopies will measure 1m by 4m having a pitched roof measuring 2.3m in total height. The second canopy to be erected will measure 2m by 3.3m and will have a pitched roof measuring 2.7m in total height.

The canopies are proposed to be removable so that the proposed package treatment plant to be located underground and the existing underground package treatment plant can be serviced when required.

Impact Upon Residential Amenity:

The closest neighbouring dwelling is Lower Greaves Barn sited south of the application dwelling. The development relates to the boundary on the eastern side of the application dwelling and the area between the neighbour and this boundary is screened by a detached garage. As such the proposed development would result in limited impact on this neighbour.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

Key Statement EN2 states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. This policy also states that development will be expected to be keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. NPPF paragraph 172 says that ‘great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these matters’.

The proposed boundary wall will be sited approximately 18m from the highway, Holden Lane, and the proposed timber framed canopies are to be sited west of the wall that is proposed to be constructed. The proposed wall will have a maximum height of 2m decreasing in height to 1.7m as it continues south. The wall will be of a concrete block construction to be faced with render painted in lime white.

Historic England’s guidance for Adapting farm buildings states that ‘the other key characteristics of farmsteads is the way the landscape often flows up to the immediate edge of the buildings without any form of definition’ and that ‘new...boundary walls need careful design that follows locally observed patterns. In this case the curtilage boundary to the east of the barn is defined by a post and wire fence that is in keeping with the rural character of the area and retains a sense of openness to the rear of the plot where it bounds agricultural land. Post and wire fences are a common sight in rural areas. When viewed from the highway the area remains relatively open in nature due to the transparency of this fence. The proposed development would remove this boundary fence and replace it with a solid 2m high wall extending along the eastern boundary.

The proposed wall would be harmful to the character of the barn, insofar that its erection would result in an incongruous feature that would be unsympathetic to the appearance and character of the application dwelling, and it would have a harmful impact on the visual amenity of the AONB as the development site is prominent from the adjacent highway and the size, scale and appearance of the development fails to harmonise with the existing boundary treatments in the immediate locality.

Concrete block and render are proposed to be used to provide an acoustic and privacy screen for the

application dwelling. The use of an appropriate boundary treatment or planting of a hedge has been ruled out by the applicant within the submitted planning statement as they consider these options would either not work structurally or would not provide the acoustic screening required. The applicant states that the wall is required to mitigate loss of privacy and potential noise disturbance as a result of the developments at the adjacent farm granted in 2012 ref (3/2012/0930).

Development at the adjacent farm was granted in 2012 and was constructed prior to 2015 sited adjacent to an existing agricultural building. It is considered that the applicant should expect some degree of noise and disturbance as the application site is converted barn in the countryside adjacent to a working farm. Notwithstanding this the Environmental Health department have been consulted to assess whether the development would result in mitigation measures in an area where noise complaints have been investigated.

Environmental Health have confirmed that it is not considered that a wall in the location specified would significantly reduce any potential sources of noise pollution at the adjacent farm. However, notwithstanding any improvements that can be made for the applicant in terms of providing privacy and noise attenuation measures, it is considered that the impact of the proposed wall on the appearance and character of the main building and surrounding area would be of considerable detriment. The applicants aim to provide acoustic attenuation at the site would not outweigh the harm to the character of the barn.

The proposed 'removable structures' that will abut the timber boarded section of the wall will have an oak frame with intergray or equivalent replica flag bradstone. The use of a tile on the roof creates concern as to how 'removable these structures are. No information has been submitted as to the purpose of these structures. Notwithstanding this it is considered that the proposed structures would further add to the domestication of the former agricultural barn in an area that was previously void of structures. It is therefore considered that the oak framed structures would also would be of detriment to the character of the application dwelling.

The proposed septic tank will be underground sited adjacent to an adjacent septic tank. The new tank is to be located within the driveway area of the property. It is considered that the proposed septic tank will have minimal impact on the character of the barn and visual amenity of the AONB.

Observations/Consideration of Matters Raised/Conclusion:

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 planning consent be refused for the following reason:

1. The proposed development, by virtue of its size, scale and appearance, would result in incongruous additions that would be harmful to the character and appearance of the host dwelling and would be injurious to the character of the wider AONB contrary to Key Statement EN2 and Policy DMG1 of the Core Strategy and paragraph 172 of the Framework.