


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0212	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		REFUSED

Development Description:	Proposed alterations at the rear to create a new two storey extension and single storey extension including internal alterations.
Site Address/Location:	Cuttock Clough Farm Mill Lane Waddington BB7 3JJ

CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objection.	

CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application building is a stone-built farmhouse located at the eastern end of Mill Lane. The site lies approximately 1.8 km north of the settlement of Waddington in the Forest of Bowland AONB.

The building is the former farmhouse associated with Cuttock Clough Farm. Stone-built agricultural buildings linked with the former agricultural use have since been converted to residential use.

The application building is denoted on the first edition 1:2,500 OS map dated c.1890. The building is therefore of considerable age and is deemed to contribute to the character of the area. The building is two-storeys with later additions to the rear.

Proposed Development for which consent is sought:

The proposal seeks to alter or replace the existing rear extensions with new single and two storey additions. The result would be a new two-storey rear gable projection with a width of around 9 metres. Eaves and ridge heights of the extension would match the main building.

An 'L' shaped single storey extension would wrap around the proposed gable, projected a further 3 metres beyond the rear elevation. The single storey element would incorporate modern glazed elements including floor-to-ceiling glazed units and glazed flat-roof. The proposals would be faced with a mixture of random stone and render to reflect the appearance of the existing extensions.

Design and visual appearance:

Policy DMG1 of the Core Strategy requires development to be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Particular emphasis is placed on visual appearance and the relationship to surroundings, including impact on landscape character.

The proposed two storey rear gable would extend over more than half the width of the rear elevation of the original building. In terms of its proportions, it would be larger in width than the main property and would be experienced as a bulky and dominant addition to the main house.

The applicant has been given the opportunity to amend the scheme. Whilst some minor alterations have been made by setting the extension down at the eaves and ridge, this does not significantly reduce the overall bulk of the proposals that are still considered to be disproportionate.

Neighbour Amenity:

There are no neighbours that would be impacted by the proposed development due to intervening distance.

Ecology:

The application is accompanied by bat survey which found no evidence of bats within the building, with roosting potential considered to be negligible. As such the proposed works are unlikely to cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats.

Conclusion:

Taking the above into account, the proposed development would result in a large and bulky extension that would constitute a disproportionate addition to the existing building. Accordingly, the application should be refused.

RECOMMENDATION:

That planning consent be refused for the following reasons:

1. The proposed development, by reason of its size, scale and design, would result in a disproportionate and bulky addition to the existing farmhouse that would be harmful to the visual appearance and character of the building contrary to Policies DMH1 and DMH5 of the Core Strategy.