

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0291	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/04/21	
Officer:	RB	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed new boundary treatments
Site Address/Location:	Chapel Laithe, Ribble Lane, Chatburn, BB7 4AG

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections
CONSULTATIONS:	Additional Representations.
No comments received within the consultation period.	

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: 3/2006/0441- Conversion of barn to form dwelling and new garage- Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application property is a former agricultural building that has been converted to a residential dwelling. The site is located within the defined open countryside in Chatburn and is visible on approach from Ribble Lane. Permitted development rights A-G and for hard standing or fences were removed via a condition of the approved planning permission.
Proposed Development for which consent is sought: Consent is sought for works within the garden area of the property as follows: Replacement of existing gazebo with summer house that measures 2.8m by 2.8m and will have a maximum height of 3.1m the structure will be made from timber. Proposed replacement greenhouse to rear. The greenhouse will measure 3.2m by 2.5 with a maximum height of 2.5m.

Resurfacing of existing terraced area with grass and planting and proposed new terraced area adjacent.

Replacement of existing post and wire fencing with new post and wire fencing along northeast boundary and north boundary between application site and neighbour Shaw Barn.

Replacement entrance gate measure 1.5m in height and raising height of existing stone gate piers on either side

Impact Upon Residential Amenity:

The closest neighbouring dwelling is to the northwest of the site known as Shaw Barn. Due to the nature of the works the proposed development would have minimal 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.

Policy DMH4 of the Core Strategy refers specifically to barn conversion schemes and the design principles are of equal relevance to the submission of schemes after the initial conversion works have been carried out.

The former entrance to the barn is still evident and the previously approved conversions ensured that the former agricultural nature of the building was retained. Since completion of the consented conversion there has been consented changes to the barn relating to bi fold doors to the rear and a number of unauthorised alterations have been made relating to landscaping works and new garden structures. A garden gazebo, shed and greenhouse have been in place for over 4 years and the terraced areas, vegetable beds and planters have also there for over 4 years. As such these alterations are exempt from enforcement.

Historic England’s guidance for Adapting farm buildings states that ‘the other key characteristic 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 boundaries of the barn is defined by a post and wire fencing 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. Therefore, the replacement fencing will have minimal impact on the character of the barn. The proposed alterations to the entrance will have minimal additional harm to the character of the barn as the access is already established and defined by a low stone wall and the timber gate is similar to the existing gate on site.

The replacement garden structures, and new terracing will have minimal additional harm when compared to the existing structures and terracing.

Therefore, considering the above proposal has an acceptable visual impact and would not result in any additional harm to the character of the barn.

Observations/Consideration of Matters Raised/Conclusion:

Overall, the proposal is not considered to cause unnecessary harm to the residential or visual

amenity of the area and it is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly.

RECOMMENDATION:

That planning consent be granted.