

**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2021/0003	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	20/01/2021	
<b>Officer:</b>	JM	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

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

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No comments requested but previously raised no objections.
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments	

**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:**

3/2021/0003- Erection of boundary wall, package treatment plant and two removable timber structures. Refused

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 1.3m – 1.7m in height along the eastern boundary of the application site. The wall will extend 13.1m in length and will be part random stone and elements to be concrete block construction finished with render with stone

coping stones. 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.

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. Although the open aspect is traditional it is considered that this proposal which has been reduced in height since the previous application and introduces an element of natural stone walling which is also traditional for the area.

The proposal has an acceptable visual impact and would not be harmful to the AONB. Although the timber structure introduces a further built form it is considered to be relatively modest in size not to warrant a harmful impact.

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.

<b>Observations/Consideration of Matters Raised/Conclusion:</b>	
<b>RECOMMENDATION:</b>	That planning consent be granted.