


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0416	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/06/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		APPROVED

Development Description:	Proposed alterations to garage to increase roof height and form office space.
Site Address/Location:	Bashalls Farm, Hothersall Lane, Hothersall PR3 2XB

CONSULTATIONS:	Parish/Town Council
No objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections.	
CONSULTATIONS:	Additional Representations.
No representations have been received.	

RELEVANT POLICIES:
<p>Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMH5 – Residential and Curtilage Extensions</p> <p>National Planning Policy Framework</p> <p>Relevant Planning History: 3/2016/0397 - Proposed replacement ground floor study, rear single storey orangery and internal remodelling. Additional window to the rear facade and sun pipe to the existing first floor roof. Approved with conditions. 3/2016/0021 - Proposed replacement ground floor study with new upper floor en-suite extension. New main entrance porch, rear single storey orangery and internal remodelling. Refused 3/1996/0338 – Proposed kitchen utility and WC extension. Approved 3/1987/0893 – Proposed extensions and alterations. Approved</p>
ASSESSMENT OF PROPOSED DEVELOPMENT:
<p>Site Description and Surrounding Area: The application property is a stone-built farmhouse located within the open countryside around 2.5km south-east of Longridge. The farmhouse is positioned perpendicular to Hothersall Lane and alongside the adjacent dwelling, Kezmin House, a converted barn.</p>

Bashalls Farm has been extended in the past by way of a single and two storey side extension and a single storey lean-to front extension. The building has a slate roof and timber windows and is adorned with natural stone sills and lintels and stone quoins.

Proposed Development for which consent is sought:

This application relates only to the existing detached garage which is located adjacent to Hothersall Lane. The proposal seeks to increase the roof height by approximately 0.5 metres to form office space above the garage and the introduction of rooflights to serve the first-floor space. The office would be accessed via a new internal staircase.

Design and visual appearance:

The application property is depicted on the 1st Edition Ordnance Survey, surveyed 1849-1850. The original building is therefore considered to be of some historic interest due its age and local vernacular. The main farmhouse building has been extended through a number of subservient additions.

Policy DMG1 of the Core Strategy required development to be sympathetic in terms of its scale, massing, style, features and building materials and places particular emphasis on visual appearance and relationship to surroundings including impact on landscape character.

The existing relationship between garage and dwelling would not be fundamentally changed as a result of the proposals. The garage building would remain clearly as an ancillary outbuilding, with its overall height remaining considerably below the height of the main farmhouse.

The provision of rooflights would break what is currently an unadorned slate roof however, subject to the use of conservation style flush fitting roof lights, these would not result in any undue visual harm taking into account that the garage building is not one of the original farmstead buildings and likely a later domestic addition.

Other Considerations:

No concerns have been raised by the County Highways Officer in relation to highway safety or parking.

The application is accompanied by bat/barn owl 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:

In conclusion, the proposed development would not result in significant harm to the appearance of the host dwelling or the surrounding area nor would it cause unacceptable harm the residential amenities of adjacent neighbouring occupants. Accordingly, it is recommended that the application be approved.

RECOMMENDATION:

That planning permission be granted.