


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

<b>Application Ref:</b>	3/2021/0554	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	21/04/2021	
<b>Officer:</b>	AB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVED</b>

<b>Development Description:</b>	<b>Proposed demolition of existing garage. Alterations to change the use of the domestic store to a dwelling to include a single storey side extension and single storey rear extension. Resubmission of 3/2021/0084.</b>
<b>Site Address/Location:</b>	<b>The Rann Saccary Lane Mellor BB1 9DL</b>

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
None received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objection subject to conditions.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received.	

<b>RELEVANT POLICIES:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN2 – Landscape  Key Statement EN4 – Biodiversity and Geodiversity  Key Statement H1 – Housing Provision  Key Statement H2 – Housing Balance  Key Statement DMI2 – Transport Considerations</p> <p>Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport &amp; Mobility  Policy DME2 – Landscape and Townscape Protection  Policy DME3 – Site and Species Protection and Conservation  Policy DMH3 – Dwellings in the Open Countryside &amp; the AONB  Policy DMH4 – Conversion of Barns and Other Buildings to Dwellings  Policy DMH5 – Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p>3/2021/0084 - Proposed demolition of existing garage. Alterations to change the use of the domestic store to a dwelling to include a single storey side extension and two storey rear extension. Refused (appeal lodged).</p>

3/2014/0642 - Proposed single storey extensions and detached garage to existing domestic store previously approved for a change of use into a dwelling. Approved with Conditions.

3/2013/0052 - Conversion of traditional domestic storage buildings within the curtilage of The Rann. The existing unoccupied cottage currently used as a store adjacent to the house is to be utilised as an annexe to The Rann and the second store converted into a dwelling for the applicant. Approved with Conditions.

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

This application relates to the conversion of an agricultural storage building associated with The Rann, Saccary Lane, Mellor. The dwelling and the former agricultural buildings at The Rann are situated on the north side of a private access road which runs off the western side of Saccary Lane. The site is within the open countryside and is not immediately adjoined by other properties although there are other properties in the general locality. A public right of way passes the site directly to the south.

Consent was granted under application 3/2013/0052 for the conversion of an existing unoccupied cottage to form an annex for the main house; and for the conversion of the detached stone storage building further to the west into a dwelling. It is unclear whether works to create the annex in an adjacent building have been completed but no works to implement conversion of the storage building to a dwelling were commenced. A further planning application, ref. 3/2014/0642, was approved in 2014. Whilst the original approval did not involve any extensions or alterations, the 2014 application included a single storey extension to the rear. This approved development has not been implemented and consent has now lapsed.

Most recently consent was sought for residential conversion including the erection of a single-storey side and two-storey rear extension. The application was refused as it was considered that the proposed two storey extension would result in harm to the character and appearance of the host building.

##### **Description of Proposed Development:**

This application is a re-submission of the recently refused scheme (application 3/2021/0084). The proposal seeks to overcome the reason for refusal which related predominantly to the two-storey rear extension. This has now been replaced with a single-storey extension that would adjoin the original building via a glazed link.

The proposal is to create a new dwelling through conversion of the existing building. An existing garage building to the west would be demolished. The proposal would provide living accommodation over two floors with office, kitchen, snug and lounge at ground floor and two bedrooms and bathroom at first floor.

Openings on the south and east elevations would be largely retained as existing. An extension is proposed to an existing lean-to on the west side of the building and would measure 3.4m x 3.2m. On the rear (north) elevation single storey extension with a projection of 4.6m is proposed. This would be constructed from stone and slate to match and would adjoin the main building via a 600-700 mm glazing link.

The two-storey rear elevation would be heavily glazed at ground and first floor with a first-floor balcony. A flue and roof lights are proposed on the roof slopes of the existing building. Within the red edge are also included parts of the adjacent stone building which are to be associated with the proposed new dwelling rather than The Rann.

The existing concreted area to the west of the building would be extended to provide a parking area for two vehicles. The application also includes an extensive area of residential garden to the north and west of the building.

**Principle of Development:**

It was established during the consideration of the recently refused application that the conversion of the existing building to a residential dwelling would be acceptable in principle. The building is located within a defined group and has a genuine history of agriculture. The application is supported by a Structural Appraisal following a structural inspection of the building. This confirms the walls of the building to be relatively plumb and in reasonable condition and there is no need for any demolition or reconstruction works to the building's external walls identified.

The 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; thus it is considered to be worthy of retention.

Having regard to the above, conversion of the building to a single dwellinghouse would accord with the 'in-principle' elements of policies DMH3 and DMH4 of the Core Strategy.

**Impact Upon Residential Amenity:**

The proposed dwelling would be in close proximity to storage buildings associated with The Rann and which appear still to be in some low-key agricultural use. However, the proposal is for these buildings to be in common ownership with the proposed new dwelling for residential storage purposes.

It would seem that the agricultural use of the site would cease, with all of the remaining buildings in residential use. There would be no loss of light, outlook or privacy arising from the proposals.

**Visual Amenity/External Appearance:**

As approved under planning application 3/2013/0052, the conversion of the building did not involve any extensions. The external alterations to the building included the formation of a new door and window opening which were of a proportion and size to replicate existing openings and copy their patterns. Conservation roof lights were also to be added.

The 2014 planning application proposed a single storey extension to the rear of the existing lean-to so that the single storey section of the building would occupy the whole length of the western side elevation beneath a catslide roof. A single-storey extension was also proposed on the northern elevation with an eaves height of 2.7m and a ridge height of 3.8m.

This application is fundamentally the same the scheme granted in 2014. Whilst that consent has now lapsed, the approval of the previous scheme remains a material consideration. The single storey extension proposed to the rear of the building would be set down and would be visually separated from the original building by inset glazed panels at the 'join' between the existing building and the extension. Whilst the rear elevation of the proposed extension would be predominantly glazing and would not respect the solid-to-void ratio of the main building, the extension is single storey and there is a distinct break between the old and new. Further details of the glazed elements on the rear elevation of the single storey extension would be required to ensure that the glazing is set back sufficiently beneath the gable overhang and stone work.

Further to the above, the area outlined in red on the location and site plans have been reduced and accord with the details granted in 2014.

**Highways:**

The County Surveyor has raised no concerns. The hardstanding area to the west of the building would be extended to accommodate two vehicles.

**Ecology:**

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. Bat foraging the immediate area is described as moderate to high and therefore there would be a requirement, should consent be granted, that bat roosting/nesting features be provided on the building.

**Conclusion:**

In view of all of the above, it is considered that the proposed conversion would accord with relevant policies contained within the adopted Core Strategy. The proposed alterations to the building would not be unduly harmful to its character and appearance as a traditional farm building and therefore it is recommended that the application be approved subject to conditions.

**RECOMMENDATION:**

That planning permission be granted.