

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

**Application Ref:** 3/2016/0497

**Date Inspected:** 20/06/2016

**Officer:** RH



**Ribble Valley  
Borough Council**

www.ribbonvalley.gov.uk

**DELEGATED ITEM FILE REPORT:**

**APPROVAL**

**Development Description:** Proposed single storey extension to form kitchen, summer snug and alterations to existing barn to form guest accommodation

**Site Address/Location:** Lower Yew Tree Farm Alston Lane Preston PR3 3BN

**CONSULTATIONS:** Parish/Town Council

Longridge Town Council: Objection as proposed flat roof is inconsistent with vernacular housing.

**CONSULTATIONS:** Highways/Water Authority/Other Bodies

**Environment Agency**

No comments

**Health and Safety Executive**

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

- The operator may have a legal interest (easement, wayleave, etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline.
- The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds.

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Policy DMG1 – General Considerations

Policy EN2 - Landscape

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DMH5 – Residential and Curtilage Extensions

**National Planning Policy Framework (NPPF)**

**Relevant Planning History:**

**3/2003/0275:** Proposed extensions to dwelling, sitting room, heating chamber and fuel tank screen (Approved with Conditions)

**3/2001/0764:** Extensions to form conservatory, heating chamber and oil storage tank (Resubmission) (Approved with Conditions)

**3/1992/0683/P:** Alterations and refurbishment of existing stone built outhouse and construction of detached garage (Approved with Conditions)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application property is a detached two storey farmhouse dwelling with a single storey side extension. Adjacent to the main dwellinghouse is a detached barn which has been previously converted. The application site is located on the east of Alston Lane on land designated as Open Countryside.

**Proposed Development for which consent is sought:**

Consent is sought for a proposed single storey extension to form kitchen and summer snug and alterations to the existing barn to form guest accommodation at Lower Yew Tree Farm, Alston Lane, Preston. The proposed development will include the removal of the existing single storey garden room extension and the erection of a replacement single storey flat roof extension. The proposed development will create a link extension from the main farm house to the detached barn. The extensions will measure 8.360m by 5.250m, it will have a ridge height of 2.863m. The alterations to the existing barn include the insertion of a lounge/dining area, a shower room and a bedroom.

**Impact Upon Residential Amenity:**

With regards to the potential impact on adjacent neighbours, the nearest dwelling to the application site is Lower Yew Tree Barn which is located approximately 5m from the side elevation of the detached barn. There is ample screening between these two dwellings in the form of existing boundary walls, trees and hedging. I consider that there will be no additional overlooking resultant from the proposal when taking into account the existing arrangement, as the proposed development does not include the insertion of any windows which would look directly into the adjacent property. Therefore it is considered that the proposed development would not result in an unacceptable harm to the neighbouring residents through loss of outlook, light or privacy.

**Visual Amenity/External Appearance:**

In terms of design, the proposed single storey extension would be commensurate to the scale of the main dwelling. It is proposed to use natural cut sandstone, cedar boarding, grey powder coated metal fascia, polyroof and timber window frames and doors. It is considered that these materials would maintain coherence between the main dwelling and the proposed development. It would not result in any harm to the appearance of the host dwelling or the surrounding area and would accord with Ribble Valley Core Strategy Policies DMG1 and DMH5.

**Landscape/Ecology:**

A bat survey has been submitted which found no evidence of bats birds using the property and concludes that 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.

**Observations/Consideration of Matters Raised/Conclusion:**

A condition shall be added to this consent restricting the use of the guest accommodation to purposes incidental to the use of the main dwellinghouse and ensuring that it will not be used for any other purposes including that of a separate unit of residential accommodation. It is considered that the creation of a new residential dwelling unit in this location would be injurious to the amenities of neighbouring or future occupiers, the character of the area and the main farmhouse. The creation of a new separate dwelling would require further consideration by the Local Planning Authority to ensure its compatibility with Policies.

In conclusion, it is considered that the proposed development would not result in harm to the appearance of the existing building and the surrounding area nor will it cause any significant harm to the amenity of neighbouring residents. Accordingly, it is recommended that the application be approved.

**RECOMMENDATION:**

That planning consent be granted.