

Report to be read in conjunction with the Decision Notice.

Signed: **Officer:** **Date:** **Manager:** **Date:**

**Site Notice
displayed** **Photos
uploaded**

Application Ref: 3/2021/0027

Date Inspected: 25/11/2020

Officer: **AB**



**Ribble Valley
Borough Council**

www.nbbblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

Decision

APPROVED

Development Description: **Proposed installation of air sourced heat pump to be sited behind existing 1.8m high dry-stone wall to garden area. Alter porch from timber to stone above 1m high. Resubmission of 3/2020/0774.**

Site Address/Location: **Clend Barn School Lane Dale Head Slaidburn Clitheroe BB7 4TS**

CONSULTATIONS: **Parish/Town Council**

No objections.

CONSULTATIONS: **Additional Representations.**

No representations have been received.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN2 - Landscape

Key Statement EN5 - Heritage Assets

Policy DME4 – Protecting Heritage Assets

Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings

Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework

National Planning Policy Guidance

Relevant Planning History:

3/2020/0774 - Proposed 2 lead covered dormer windows above bedrooms 2 & 3 ensuite. Install air sourced heat pump. Alter porch to stone from timber above 1m high. Refused.

3/2019/0018 - Application for a non-material amendment sought from planning permission 3/2016/1181 to create a new window opening to the southwest elevation to match existing windows. Approved.

3/2018/0437 - Construction of new entrance porch to NW elevation; block up window 1 and create new window 2 to NW elevation; creation of new door opening to SW elevation. Approved with Conditions.

3/2017/0466 - Application to install three additional roof lights, create new window opening and demolish small dilapidated outbuilding to northwest elevation. Approved with Conditions.

3/2016/1181 - Construction of a single storey extension. Approved with Conditions.

3/2016/1037 - Application for non-material amendment to planning permission 3/2013/0538 consisting of alteration of window opening to NW elevation to suit original opening size; blocking up low height doorway to match existing walls to SE elevation; opening up existing blocked up window opening to SE elevation; renewal of roof slates with grey artstone roof slates; three repositioned conservation roof lights to suit new internal layout. Approved.

3/2013/0538 - Proposed conversion of Cocklick End Farmhouse and the adjoining barn to provide a single residential unit together with minor alterations to the building and associated works including improvement of the access track (alternative to refused application 3/2012/0984P). Approved with Conditions.

3/2012/0984 - The reinstatement of residential use of Cocklick End Farmhouse and the conversion of the adjoining barn for residential purposes together with minor alterations to the building and associated works including improvement of the access track. Refused.

ASSESSMENT PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application building is situated in an isolated location to the north of the Gisburn Forest and within the Forest of Bowland AONB. The traditional stone-built farmhouse and attached barn were granted consent to be used as a single dwellinghouse in 2013 which included minor alterations to the building and access improvements. Access to the building is from the east side of School Lane. The access point is shared with Halstead Farm with a separate 320m long stoned access track to Clend farmhouse splitting from the main access road.

Since 2013 further alterations to the building have been granted consent including construction of a single storey extension, additional windows and rooflight openings and porch.

Proposed Development for which consent is sought:

The application seeks consent for the installation of an air source heat pump and alterations to the existing open porch to replace timber supports with stone works to create an enclosed porch area.

The proposed air sourced heat pump is shown to be located adjacent to the south-west gable elevation of the building.

Principle of Development:

Policy DMH4 relates to the conversion of barns and other buildings to dwellings. Although part of the application building has already undergone conversion it is still considered that the requirements of Policy DMH4 are relevant insofar as it relates to retaining the character of the building, ensuring that it is appropriate to its surroundings. In design terms traditional farm building should remain largely unaltered and remain looking like farm buildings after conversion.

The application building has undergone change through its conversion to a single dwellinghouse, with numerous physical interventions. However, it still retains its inherent agricultural character and therefore the main consideration in determining this application is the impact of the proposals on the character and appearance of the building.

Design and Visual Appearance:

The proposed alterations to the front porch, which is on part of the original domestic part of the building, would involve the use of matching materials and would be a subservient and sympathetic addition to the building.

The air source heat pump would be located adjacent to the building's south-west gable elevation. It would be a Caernarfon 18kW Eco Air Source Heat Pump which is approximately 1.8m high and 1 m wide, and would be painted dark green. Considering the proposed siting close to the building and adjacent to an existing stone boundary wall, the air source heat pump would be a minor addition that would be well-screened. It is not considered that it would result in any harm to the character or appearance of the building or the surrounding area.

Observations/Consideration of Matters Raised/Conclusion:

Having regard to the above, it is considered that the proposals would not impact negatively on the application property and should be approved subject to conditions.

RECOMMENDATION: That planning consent be granted.