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## Appeal Decision

Site visit made on 2 July 2012

**by B Hellier BA (Hons) MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4 July 2012

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**Appeal Ref: APP/T2350/D/12/2175542**

**Hill House, Hesketh Lane, Chipping, Preston, PR3 2TH**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr G Marsden against the decision of Ribble Valley Borough Council.
  - The application Ref 3/2012/0168 was refused by notice dated 5 April 2012.
  - The development proposed is a single storey conservatory extension (3.60m x 3.70m) to the rear of the property.
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### Decision

1. The appeal is allowed and planning permission is granted for a single storey conservatory extension (3.60m x 3.70m) to the rear of the property at Hill House, Hesketh Lane, Chipping, Preston, PR3 2TH in accordance with the terms of the application, Ref 3/2012/0168, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the approved submitted plan entitled Single Storey Conservatory Extension and dated February 2012.
  - 3) No development shall take place until samples or precise specifications of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

### Main issue

2. I consider the main issue is the effect of the proposed development on the character and appearance of the property and the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

### Reasons

3. Hesketh Lane is a small linear village set in an open agricultural landscape. Hill House is a traditional stone built property within the built up area. The proposed conservatory would be on the rear elevation of the house. This backs onto fields and is seen by drivers approaching the village from Chipping and by users of a little used footpath some 50m away. It would be a modest structure, some 13.3m<sup>2</sup> in area and 2.8m to the ridge, and set down about 1m

below the rear garden level. A rear garden boundary fence would provide further screening so that only the top third of the conservatory would be visible from the road. There is also a greenhouse and summerhouse in the garden which are higher and which would provide an enclosed setting.

4. The conservatory would not be a traditional form of extension but its size and lightweight glazed design would be visually subordinate to the main house. Its stone plinth and brown uPVC frame would sit comfortably with the existing materials and it would be set well down within the site. On balance I find that the proposed development would not cause any material harm to the character or the appearance of the property or to that of the wider Forest of Bowland AONB. Consequently, there would be no conflict with the design criteria in Local Plan<sup>1</sup> Policies G1 and H10 or with the requirement in Policy ENV1 that the natural beauty of the AONB should be conserved.
5. Although they are described in the application I agree with the Council that details of materials should be the subject of further approval. Subject to this and to standard conditions relating to commencement and compliance with the approved plans, I conclude that the appeal should be allowed.

*Bern Hellier*

INSPECTOR

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<sup>1</sup> Ribble Valley District Wide Local Plan, Adopted June 1998