

This report needs to be read in conjunction with the Decision Notice.

DATE INSPECTED:

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CS/CMS

Application No:

3/2014/0164/P

Development Proposed:

Garage and stable at Loud Side Cottage, Back Lane, Chipping

CONSULTATIONS: Parish/Town Council

Parish Council - No comments or observations received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) – N/A.

Environment Agency – N/A.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan
Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy H10 - Residential Extensions.
Policy SPG – “Extensions and Alterations to Dwellings”.

Ribble Valley Core Strategy Regulation 22 Submission Draft – Post Submission Version (including proposed main changes)

Policy DMG1 – General Considerations.
Policy DME2 – Landscape and Townscape Protection.
Policy DMH5 – Residential and Curtilage Extensions.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Loudside Cottage is located in a rural area and within the Area of Outstanding Natural Beauty approximately 1.5 miles to the south of the village of Chipping. It is a semi-detached property that has been formed through a barn conversion. The other half of the pair is a larger property that comprises the original farmhouse which has been extended into the other half of the former barn.

Access to the two properties is via a shared access track off the southeast side of Back Lane (Longridge Road). The access track is also a public footpath which, from the end of the access track, follows a route along the northern edge of the curtilage of Loudside Cottage.

Loudside Cottage is the closer of the two properties to the southern end of the access track with the neighbouring property “Loudside” being attached to the south side of Loudside Cottage. The curtilage of Loudside Cottage is mainly on its northern side. There is also an approximately 1 acre field adjoining the west side of the curtilage that is also in the

applicant's ownership.

A photograph within the submitted Planning Statement shows Loudside before the barn was converted and prior to the demolition of a number of former agricultural buildings that formed part of the original working farm.

This application seeks permission for a detached building containing a garage with a study above and a stable and tack room. The building would be sited 5.7m away from the northern side elevation of the property. The development would include the demolition of two existing unattractive timber sheds.

The existing dwelling is within the main part of the two storey barn that has a ridge height of 6.7m and also a lower section with bedrooms in the roof space which has a ridge height of 5.7m. The proposed detached garage has a ridge height of 5.55m and the proposed stable a ridge height of 4.25m. The proposed garage and stables therefore continue the stepping down in height to the edge of the group of buildings. The depth of the garage is less than the lower part of the house and, as previously stated, would be set 5.7m away from the main building. In my opinion therefore the proposed out building would appear subservient to the main dwelling.

I consider that the general form, shape, roof pitch and size of the proposed outbuildings reflects the scale of agricultural outbuildings such as stables, piggeries etc that are commonly found on farms in this locality, including the original farm outbuilding at this farm that is still standing to the south of the original barn. The use of natural stone, render and natural blue slates is also considered to be appropriate.

Overall, I consider that the proposed development will enhance the character of this group of former farm buildings. The proposal would not have any detrimental effects upon the amenities of the adjoining property, Loudside, or upon highway safety considerations.

The siting of the proposed building is also such that it does not affect the definitive route of the public footpath that runs along the northern edge of the curtilage of the property. In view of the proximity of the footpath to the proposed development, however, an appropriate note should be added to any planning permission notice.

Conditions will also be required to ensure that the garage/study is only used as part of the existing dwelling and not converted to independent use; and that the stable is used for private purposes only. Conditions/notes relating to the storage and disposal of manure would also be required.

Subject to appropriate conditions and notes, I can see no objections to this proposed development.

RECOMMENDATION: That conditional planning permission be granted.