



Appeal Decision

Site visit made on 20 February 2012

by **John Braithwaite BSc(Arch) BArch(Hons) RIBA MRTPI**

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

Decision date: 2 March 2012

Appeal Ref: APP/T2350/A/11/2166310

Carr Meadow Barn, Carr Lane, Balderstone, Blackburn BB2 7LN

- 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 Mark and Mrs Victoria Haston against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2011/0641, dated 8 August 2011, was refused by notice dated 2 November 2011.
 - The development proposed is equine storage building (cart shed style).
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Decision

1. The appeal is dismissed.

Reasons

2. The main issue is the effect of the proposed equine storage building on the character and setting of Carr Meadow Barn and on the visual amenity of the area.
3. Carr Meadow Barn is a dwelling created by the conversion of a field barn following the grant of planning permission 3/2005/0898/P in March 2006. The permission defined the rectangular residential curtilage of the dwelling which extends up to about 8.5 metres from the north, west and south elevations of the building and up to about 4.5 metres from its east elevation. In the north-west corner of the residential curtilage is a single garage constructed following the grant of planning permission 3/2010/0420/P in July 2010. To the south of the dwelling and in the corner of the Appellant's substantial property is a stable building and to the west of the dwelling and the garage is a riding arena; both constructed following the grant of planning permission 3/2007/0680/P in September 2007. The vehicular access track that leads to and past the dwelling is a public footpath.
4. The proposed building would be sited next to the garage. It would be 11 metres long and 6.2 metres deep, and would be constructed in natural stone under a blue slate roof to match the converted barn and the garage. The building would have a catslide roof, the eaves of the gable roof at the rear would be lower than at the front, to match the form of the converted barn. In its front east elevation there would be three openings each about 2.8 metres wide. The Appellants have stated that "The building would be used to store forage, bedding and machinery..".
5. The proposed building, given its three regular size openings and its position close to the existing garage and thus to the dwelling, would have the appearance and character of a domestic three vehicle garage or car port. Notwithstanding its catslide roof the building would not look out of place in a suburban environment. A catslide roof, furthermore, is a traditional, economical and practical means of

roofing a single storey element of a two-storey gable structure. It is not commonly a feature of traditional single storey structures. The building would look slightly incongruous and, given its location, out of character with its rural setting.

6. The forage and bedding to be stored within the building would be for use in the stable building. But this building is set apart from the dwelling and on the opposite side to the proposed building. The building would thus, given its intended use, be in a somewhat inappropriate location. An extension of the stable building would provide a more practical solution and, for deliveries, would be accessible from the hardstanding that extends beyond the dwelling. In this regard, and given its domestic appearance, the proposed building would visually extend the curtilage of the dwelling that was established in the March 2006 permission.

7. The proposed building, given its form, appearance and location and notwithstanding its traditional materials, would have a significant adverse effect on the character and setting of Carr Meadow Barn and on the visual amenity of the countryside area within which it would be located. The proposed development thus conflicts with policies G1 and ENV3 of the Ribble Valley Districtwide Local Plan.

John Braithwaite

Inspector