



RIBBLE VALLEY BOROUGH COUNCIL

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Our Ref:	RV/2019/ENQ/00011				
Site Location:	8 Nethertown Close, Whalley			Tel: 01200 425111	Fax: 01200 414487
Proposal:	Erection of single storey rear extension				
Date:	18 th February 2019				

Pre-Application Enquiry Response

Dear Peter,

I write further to your submission of a request for pre-application advice at 8 Nethertown Close on behalf of Mr A Waterworth.

The enquiry seeks the Council's views on the erection of a single storey extension to the rear of the property. The site comprises one of eight dwellings formed from the conversion of a barn, located at the edge of the Whalley settlement in the open countryside.

Relevant Core Strategy Policies:

- Key Statement EN2 – Landscape
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMH5 – Residential and Curtilage Extensions

- National Planning Policy Framework (NPPF)

Principle of Development:

The principle of extending or altering a property in the open countryside is acceptable provided that the works do not have an adverse impact on landscape character and are appropriate in terms of scale, design and use of materials. Consideration will also be given to any potential impacts on residential amenity for neighbouring properties as a result of the development.

Design, Layout & Landscape:

The scale of the proposed extension is such that I do not consider that it would generate unacceptable landscape impacts in terms of the open countryside designation. It will therefore be necessary to assess whether extending this former barn conversion is appropriate in terms of design/appearance and if the addition would have an adverse impact on the amenity of neighbours.

Design

The conversion of the former barn has resulted in the creation of 8 dwellings with uniform elevations, which gives the building a visual symmetry but this has, to some degree, diluted the form of the original barn through the regular position of openings, installation of individual chimney stacks and the creation of dormer windows. I note from the planning history that permission was granted to extend no.1 (on the opposing gable of the block) in 2001. Other than this, the dwellings remain as converted.

The rear extension would be the first of its kind along the row, projecting 2.4m, spanning the full width of the dwelling (circa 4.6m) and standing 3.1m in height with a lean-to roof. External materials are to comprise stone and slate, with the new door openings in either aluminium or UPVC.

Views of the rear elevation would be limited to those from adjacent dwellings and from distance when accounting for the nearest public footpaths. In this regard the impacts of the development would not be significant. The extension takes a simple form and would not cover or obscure any original features. Whilst it is generally preferred that barns are converted without the need to undertake substantial extension or alteration, each case must be considered on its own merits.

The introduction of the lean-to would result in the loss of uniformity to the rear; however it appears that this character is as a result of the approved conversion works rather than being integral to the original agricultural heritage of the barn. Therefore I do not consider that the extension as proposed would have an unduly adverse impact on the character of the host dwelling or the wider row.

Layout/Amenity

The extension has been designed to project no further than the current 'flanking walls' which separate each of the properties from its neighbour. As such there is an existing element of built form on the shared boundary, adjacent to the sole ground floor glazed door and windows. The pitched roof and massing of the extension would however stand higher than the existing walls and in this regard has the potential to generate greater impacts for the property at no.7.

The rear elevation is west facing and accordingly the likely impacts of overshadowing are reduced due to the location of the extension. The height increase would result in additional bulk when seen from the rear windows of no.7, however I do not consider that this would be so significant as to be unacceptable in principle.

Other Matters:

Due to recent changes in planning legislation the Council must now seek the formal agreement of the applicant (or their agent) to impose pre-commencement conditions, should it be minded to grant planning permission.

Therefore, you may wish to consider providing a greater level of information at the outset for the Council to assess, in order to avoid the need for such conditions. A provisional validation checklist is provided below, however I'm sure you appreciate that requests for further technical information may be made by third party consultees during the application which cannot necessarily be anticipated at this stage.

Conclusion:

Whilst the extension would be the first of its kind at Nethertown Close and would to some extent disrupt the uniform appearance of the rear elevation, the associated impacts of these works are localised and not prominent in public views. The character of the barn has been altered by way of the original conversion becoming regular and domestic in appearance as a result. The introduction of a small, lean-to extension would therefore not erode any inherent rural vernacular nor significantly impact on the amenities of neighbours.

Submission Requirements:

Should you proceed to submission of a formal application, based on the nature of the proposal/site constraints identified above, it is my opinion that the Local Planning Authority would require the following information to accompany such an application:

- Application forms
- Location plan
- Site plan (existing and proposed)
- Elevations and floor plans (existing and proposed)

Please note this aforementioned required information may not be exhaustive and is provided on the basis of the level of information submitted. Failure to provide required information is likely to result in an application being made invalid until such information is received or potentially refused on the basis of insufficient information.

Please also be advised that Lancashire County Council provide a separate, chargeable pre-application service for highway related matters. You should contact the County Council directly to discuss any such issues - <https://www.lancashire.gov.uk/business/business-services/pre-planning-application-advice-service/pre-planning-application-highways-advice-service>

The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of any application submitted. Should you wish to discuss any of these matters further please do not hesitate to contact me.

Yours Sincerely

Lee Greenwood
Pre-application Advice Officer
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