

PLANNING STATEMENT

SITE: LOUDSIDE COTTAGE, BACK LANE, CHIPPING, PRESTON PR3 2QA.

PROPOSAL: GLASS LINK EXTENSION, GARAGE, STABLE AND TACK ROOM

SITE DESCRIPTION

Loudside Cottage is located approximately 1.5 km south of the village of Chipping. It comprises a semi-detached dwelling created from a former barn. Attached to Loudside Cottage is Loudside which is the original farmhouse which has been extended into the main part of the former barn. The front of the farmhouse faces south next to which is an original detached outbuilding. The wagon entrance to the former barn faces east onto an area of hardstanding which is used for parking and access. Loudside Cottage has detached timber sheds within the garden which is on the northern side of this group. Adjacent to the garden is a one acre field which is also in the applicants' ownership.

Access to Loudside Cottage is along the existing single track lane off Back Lane (Longridge Road). Loudside and Loudside Cottage are at the southern end of the lane. The lane is also a public footpath number 33a. At the end of the lane the footpath becomes number 30 and heads off across the fields to the west on the north side of the site.

The farmhouse, barn conversion, other buildings and gardens are surrounded by open grazing land. This area is designated as an Area of Outstanding Natural Beauty in the adopted Ribble Valley Districtwide Local Plan (aRVDWLP).

PROPOSED DEVELOPMENT

The application proposes a double garage with a study in the roof space, a stable and tack room and a glass link to the cottage which creates additional living space. The area of hardstanding for vehicles and garden in front of the dwelling is to be redefined to reduce the amount of hard surfacing.

ASSESSMENT

The following saved policies of the Adopted Ribble Valley Local Plan are relevant to the proposal:

Policy G1 – expects high standards of design quality.

Policy ENV1 – development in the AONB will be required to contribute to the conservation of the natural beauty of the area.

Policy H10-residential extensions.

The following elements of national policy are also relevant to the proposal.

SPG Extensions and Alterations to Dwellings

PLANNING HISTORY

3/1994/0782 Conversion of barn to form additional residential accommodation and two new self-contained residential units, approved. Amended plans show one additional dwelling rather than two.

3/2002/0526P Installation of three rooflights, approved.

3/2007/0338 Two rooflights one in the front and one in the rear elevation and making doorway into window, approved

3/2014/0164 Proposed garage and stables approved.

EVALUATION

This present application is identical to application 3/20144/0164 granted planning permission on the 29th May 2014 except that it includes a fully glazed extension to link the garage to the house. As the development except for the link has been accepted by the Council we shall assess this proposal in relation to the effect of the addition of the glazed link to the scheme on the Area of Outstanding Natural Beauty and on this group of former farm buildings.

Character

Loudside Cottage and Loudside was until the 1990's a working farm with the main 'farm yard' being to the west of the group in front of the wagon entrance to the barn. The aerial photograph below taken before the barns were converted show a modern farm building and animal pens to the east of the barn and to the north of the barn a timber shed. The yard area boundary is not clearly defined and equipment and materials are being stored around the edges of the yard. Boundaries around the fields and farm are marked by

hedges and fences rather than walls. The main farm buildings are constructed out of natural random stone with a blue slate roof. The setting of the farm group when approached from the lane to the farm prior to conversion would have been grass verges, a small out building on the west side before reaching the main farm buildings.



Aerial photograph of Loudside before the barns were converted.

After the conversion the area of the former farm yard and the footprint of the former outbuildings have been left as a hardsurfaced area and covered in gravel. The proposed siting of the garage and stable echoes the pattern of development that existed historically at the site in terms of scale and location. The proposed garage and stable are set forward of the main eastern elevation of the barn. This echoes the positioning of the former outbuilding and extent of the farm yard that existed historically. Positioning the stable in line with the cattle grid strengthens the appearance of entering the former farm yard area.

The former farm yard area to the east of the barn now functions as residential curtilage, car parking area and vehicle access in an informal manner. It is proposed to formalise and separate out the various uses in the area in front of Loudside Cottage. This is to be

achieved by extending the planted area immediately in front of the main entrance to Loudside Cottage in order formalise the route for vehicles gaining access to Loudside and create privacy in front of this main elevation. A parking area remains in front of the proposed garage with a new path leading from it to the front door. The openness of the former farm yard is retained as these areas will be marked out through a change in the surfacing materials rather than by using high fencing or walls.

Scale and size

The Planning Officer in his Delegate Item File Report when considering the previous application agreed that position of the garage (5.7m away from the main building), its height to the ridge of 5.55m, attached to the stable at a height of 4.25m to the ridge ensures that the building would appear subservient to the main dwelling. See appendix 1. The question is does the addition of the glazed link destroy this subservient relationship or maintain it? The glazed link has a monopitched roof the ridge being 3.665m and the eaves 2.589m. This is considerably lower than both the garage and the stable. It is set back a significant distance from both the front and rear elevations of the main building. It is also set back from the front elevation of the garage. The rear elevations of the main house the glazed link, garage and stables are all staggered, stepping forward each time. The glazed link fits into this pattern. The overall 'footprint' of the glazed link is less than the garage or the stables. This relationship in terms of scale, positioning, height and footprint ensures that the glazed link is subordinate to both the main house and the recently approved garage and stable. The combined effect of the garage, stable and glazed link is still subordinate to the main dwelling.

General Form and Shape

The Planning Officer confirmed that the general form, shape, roof pitch and size of the garage and stables reflects the scale of agricultural outbuildings such as stables piggeries etc that are commonly found on farms in the locality. The simple mono pitched shape of the addition similarly reflects that character of ancillary agricultural buildings and sheds often found attached to barns. The addition of the glazed link will not detract from the relationship of the proposed garage and stable to the main dwelling. As previously proposed the development will include the demolition of two existing unattractive timber sheds and this will lead to an enhancement to the setting of this former barn.

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Materials

The use of glass as a contrasting material for the proposed link between the stone and slate of the garage and the main dwelling is essential to the success of this scheme. The contrasting material ensures that the proposed garage and stables still read as separate buildings although they are attached. This is also emphasised by the fact the footprint of each section, the link, the garage, the stables is staggered. The ridge height of the link is lower than the garage and the link is entirely glass so that there will still be a level of permeability between the house and the garage.

The proposed development will enhance the character of this group of former farm buildings through the careful positioning of the buildings on the site, the scale and size of the building and their general form shape and use of materials. The proposal therefore complies with policies G1, ENV3, H10 of the local plan and the guidance within the SPG.

Horses

There are no specific policies relating to the keeping of horses in the Local Plan. The British Horse Society recommends a ratio of two horses per hectare for grazing, (one horse per acre) but this recommendation can be affected by a number of variables including:

- Size and type of horse/pony
- Length of time spent stables or exercised out of the pasture
- Time of year
- Quality of pasture
- Number of animals on the pasture

The recommended ratio of two horses per hectare is for horses which are living out all of the time. The land at Loudside Cottage extends to 1 acre. The proposal is to accommodate one horse in the stable and the feed, bedding tack and equipment is to be stored in the tack room. An oil storage tank and three manure composting bins are proposed adjacent to the stable and garage. An area of hard standing is proposed in front of the stable and tack room which will be fenced off from the rest of the garden area. The horse will be lead from the stables across the garden into the field via a new gate.

An acre of grazing is usually sufficient to feed one horse. However over-grazing or keeping a horse outside all year particularly when the ground is soft can damage the pasture as the

horse's hooves churn up the ground. This can be detrimental to the appearance of the countryside. The provision of a stable and supplementary feed will ensure that the pasture remains in good order.

Manure storage

The previously approved scheme had a condition attached to it requiring details of manure containment and storage to be provided. Three composting bins are shown on the submitted plans. Precise details of how these are constructed and used is given at appendix 2.

Working from home

The study area over the garage is to be used by Mrs Compton who works from home. The provision of a dedicated space will allow her to separate out 'work' from 'home' and to work flexibly around her family. The link will provide a connection between the structures so that in winter and in inclement weather there is easier access between the study and the main house.

CONCLUSION

The proposed garage and stable has already been granted planning permission. The addition of the glazed link will not detract from the character of this former agricultural building nor does it compromise the sensitive design and relationship of the approved outbuilding to the main dwelling. Overall the scheme will enhance that character of this group of building using a mixture of traditional and contemporary designs to respond to this rural setting. When viewed from close to or from a distance the distinction between the main building and the outbuildings will still be apparent. It successfully combines the agricultural character of the setting with the domestic requirements of this residential property. The design of the proposed buildings is appropriate to the setting within the AONB.

APPENDICES

Appendix 1 Delegate Item File Report 3/2014/00164.

Appendix 2 Details of Manure Storage

Judith Douglas BSc (Hons) Dip TP, MRTPI

Janet Dixon Town Planners Ltd

144 Woone Lane

Clitheroe

BB7 1BN

Tel: 01200 425051

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