

# Planning Appeal Statement

## Trevor Hobday Associates

### **1 Introduction**

- 1.1 This Planning Appeal Statement has been prepared in support of a Householder appeal against the decision of Ribble Valley Borough Council to refuse planning consent for an increase in the height of the existing barn arch opening at Neddy Barn, Neddy Lane, Billington. BB7 9ND
- 1.2 In preparing this statement reference is made to the Development Plan, the Core Strategy and the National Planning Policy Framework together with the drawings/plans.
- 1.3 Pre-application discussions did take place with the planning authority (RV/2013/ENQ/00063). These informed the details contained in the application submission and this subsequent appeal.
- 1.4 As detailed below, and set out in the accompanying plan, the proposal seeks consent for the increase in height of the existing arched barn opening to facilitate an internal improvement to the residential amenity of the occupier.

### **2 Planning History**

- 2.1 Planning consent was granted in 1993 (3/93/0639) for conversion of the barn into a pair of semi-detached dwellings. A condition was attached that removed permitted development rights.

### **3 The Development Plan**

- 3.1 In preparing this appeal statement, full regard has been made to the relevant policies in the District wide Local Plan and Core Strategy together with the requirements set out in Supplementary Planning Guidance. National Planning Policy Framework is also material to the proposal. It is considered that the most relevant policies are:
  - G1 and H17 of the Ribble Valley District wide LP;
  - Policies DMG1 and DMH4 of the Ribble Valley Core Strategy (Submission Draft);
  - National Planning Policy Framework;

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### 4 Issues for Consideration

4.1 The issues for consideration in this appeal are:

- The effect upon the character and status of the host building;
- The effect upon the character of the local landscape

4.2 The application site is located within the Urban Area of Billington in that part now predominantly residential in character. It is surrounded by residential development of varying types, design and densities. A significant proportion of the development is new, having been constructed within the last 20 years.

### 5 Design Principles

5.1 The appellant wishes to increase the amount of natural light into the bedroom at first floor level. This can only be done by increasing the height of the existing barn arch. In pre application discussions, the LPA made it clear that they would not accept a new separate window opening on the elevation. They made no comments with regard to the potential for increasing the arch height.

5.2 With the exception of the alteration to the front (North) elevation, the development would have no material or adverse effect upon the character of the existing barn. The barn is not listed nor has it ever been considered for listing. The premises are not within a Conservation Area nor do the immediate surrounding area carry any significant status of national recognition or importance. The barn is set within the midst of suburban development.

5.3 The minor alteration to the elevation has no discernable effect upon the character or status of the host building. Indeed, it is doubtful whether such an alteration would be noticed when complete. The relevant policies in the local plan, emerging Core strategy and NPPF rightly seek to protect sensitive landscapes and significant and noteworthy buildings from inappropriate development. The appeal proposal is not inappropriate development when assessed against those policies.

5.4 The scheme has been designed to reflect not only the overall character of the locality but also the specific site and the constraints thereon. The overall design and external appearance of the existing building on site will not materially change, save for the minor alteration as proposed, it sits comfortably in its surroundings and complements what is there already.

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The materials used in the minor external alterations will reflect and compliment the existing barn and compliment the overall character of the locality and the property on site.

### 6 Landscape Character

- 6.1 The appeal site is within the midst of suburban development, the majority of which has been constructed over the past 20 years. The only elevation affected by the proposal is the north elevation. This is not the most visually prominent of the dwellings elevations. There are no long distant views to this elevation from the surrounding area including the public footpath nearby. The change to the elevation as proposed will have no significant or discernable adverse visual impact upon the wider character of the local landscape particularly when set against the backdrop of significant suburban development that surrounds the appeal property.
- 6.2 The local landscape is not singled out for special protection in the context of current and emerging local plan policies.

### 7 Conclusions

- 7.1 The proposal is minor and involves raising the arch of the existing barn on the north elevation. The property is not listed nor within a conservation area. The wider landscape is not safeguarded by any nationally important allocation.
- 7.2 The alteration is proportionate to the overall elevation and is not dominant. There are no overriding policy constraints that would prevent the development going ahead nor are any development plan policies prejudiced by the proposal. It is requested that the appeal is allowed and planning permission granted.

Trevor Hobday MRTPI  
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