



REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: BARROWFORD & WESTERN PARISHES COMMITTEE

DATE: 4th February 2016

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PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning applications.

REPORT TO BARROWFORD AND WESTERN PARISHES COMMITTEE ON 04 FEBRUARY 2016

Application Ref: 13/15/0579P

Ref: 19167

Proposal: Full: Erection of single storey extension to rear and detached outbuilding to side.

At: THE STUDIO DAM HEAD BARN BLACKO BAR ROAD BLACKO NELSON BB9 6NX

On behalf of: Mr M Ford

Date Registered: 4 December 2015

Expiry Date: 29 January 2016

Case Officer: Lee Greenwood

Site Description and Proposal

This application is brought to Committee at the request of Councillors and seeks to undertake extensions and alterations to 'The Studio' adjacent to Dam Head Barn in Roughlee.

The site has been subject to several applications in the past and permission was granted most recently to use the building as an independent dwelling, having previously been used as B&B accommodation associated with the adjacent property.

The site lies just outside the defined settlement boundary of Roughlee (circa 10m) and is within the AONB.

Relevant Planning History

13/15/0144P - Removal of Condition: Remove Condition 8 of Planning Permission 13/14/0209P to allow property to be used as a dwelling house all year round - **Approved**

13/14/0209P - Extension and change of use of garage/ancillary B & B accommodation to form a holiday cottage - **Approved**

13/10/0375P - Erect detached building for use as garage and bed & breakfast accommodation - **Approved**

Consultee Response

LCC Highways; no comments received.

Roughlee Booth PC; object;

The proposed size of the development is greater than previously requested, with the new foot print appearing to be larger, the size of this building is something that has been raised historically as it makes it outside of the settlement boundary.

The "new Stone outbuilding" is an addition to previous plans and proves that the site is expanding with its proposed positioning being on the south elevation and easily visible from the road. (i.e. not compatible with an A.O.B).

The proposed positioning of the oil tank which will be visible in front of the building is also

expanding the footprint of this property and once again is not in keeping with an A.O.B and due to its proximity a listed building.

Public Response

Nine neighbours notified, site notice also displayed; no comments received.

Relevant Planning Policy

Code	Policy
ENV 1	Protecting and Enhancing Our Natural and Historic Environments
ENV 2	Achieving Quality in Design and Conservation

Officer Comments

The main issues to consider in this application are design, amenity, impact on the AONB and impact on the adjacent Listed Building.

Policy

Policy ENV1 (Protecting and Enhancing Our Natural and Historic Environments) of the Local Plan Part 1 states that proposals in the designated open countryside should have regard to the Development in the Open Countryside SPG, or its replacement. In determining proposals which affect the Forest of Bowland Area of Outstanding Natural Beauty (AONB) great weight will be given to conserving its landscape and scenic beauty. Developments should be in scale with, and have respect for their surroundings.

Policy ENV2 (Achieving Quality in Design and Conservation) All new development should viably seek to deliver the highest possible standards of design, in form and sustainability, and be designed to meet future demands whilst enhancing and conserving our heritage assets.

Design and the AONB

The Planning Statement submitted with the application advises that the proposal is made in response to concerns raised by the Committee previously in relation to the 'poor' appearance of the existing structure. This revised design is sought as a preferred option to a scheme approved under ref - 13/14/0209P, which remains extant at the time of writing.

In the main, alterations and extensions would be confined to the rear of the site, replacing the existing car port. The extension would be single storey but would stand higher than the host building by 1.4m. The overall form/shape would replicate that of the existing building and whilst the massing would be greater, the impact would be negated to a degree by the presence of the original structure. It would also remain as a lesser feature in the cluster of buildings, when seen in the context of the two storey buildings adjacent.

The footprint to be created is not significantly different to that approved under the 2014 consent (approx. 4 sq m larger) and whilst the building would be taller, its overall appearance and style is less convoluted. In the earlier permission the Agent had sought to rigidly stick to the 25% volume increase threshold in Policy 2 of the former Local Plan, which in turn had created compromises in the design, such as the use of hipped and complicated roof configurations. Therefore when considering the application against current Policy, this proposed design would be more fitting in terms of the conservation of the natural beauty of the landscape.

Key views of the development would be from the highway to the east and west, when passing

through the village. More intimate views would also be possible from the public footpath to the rear.

The design seeks to include traditional features, with heavy duty oak framed openings to each gable, random natural stone to the more visible walls and grey slate to the roof. This simple approach to the design would be suitable and would not detract from the appearance of the area, especially in this location which is characterised by built form within and immediately adjacent to the settlement boundary.

Concerns have been raised by the Parish in relation to the addition of further structures, namely the 'tractor hut' - a small outbuilding to be used as a store and the relocated oil tank. The would be located to the front of the site, immediately adjacent to the original building.

Almost half of the proposed oil tank would be below ground. The area projecting (some 560mm) would be located within a planting area to the front and enclosed by a low timber fence. As such the wider landscape impacts are negligible.

The 'tractor hut' would measure 2.1m by 2.4m and stand 2.7m high with a pitched roof. It would be located to the south west of the original building, within 1m at the nearest point. Owing to its modest and ancillary scale, it raises no adverse issues in terms of landscape impact, nor does it cause harm to the AONB.

Impact on the Listed Building

The development is located to the west of the Listed Buildings at Dam Head.

Policy ENV2 of the Local Plan and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 seek to preserve the building and its setting or any features of special architectural or historic interest which it possesses. This approach is emphasised in the NPPF, with paragraph 133 of the Framework indicating that where there would be substantial harm or total loss of significance to a designated heritage asset, Local Authorities should refuse consent.

The proposed design raises no adverse issues with the Grade 2 Listed Buildings and would not impinge on their special quality, with the development being predominantly located to the rear of the structure.

An open aspect remains to the front of the site and enables views of the barn from the public highway when approaching from Ridge Lane and Barley New Road.

As such there is no substantial harm or loss of significance as a result of the development and the proposal therefore complies with the Local Plan.

Amenity

The proposal retains sufficient separation to existing properties and despite the increase in height, would not appear overly large or incongruous when seen from those dwellings.

Highways

Two parking spaces are to be provided, which is sufficient provision for a dwelling of the size proposed. The access remains as existing and raises no adverse highway safety issues.

Trees

TPO No,9, 2001 exists to the north of the application site. It has previously been determined that

development in this location would be acceptable providing that a 12m zone is provided around the tree. The existing stone wall which forms the boundary of the site lies between the proposed extension and the tree and therefore demark the necessary separation zone.

Summary

The proposed extensions and alterations are acceptable in terms of scale, design and amenity. It would not have an adverse impact on the setting of the Listed Building or affect the character of the AONB.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The proposed extension is acceptable in terms of scale, design and amenity, thereby complying with Policies ENV1 and 2 of the Local Plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: Approve

Subject to the following conditions:

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 location plan, DB23/1, DB23/2, DB23/3, DB23/4,

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to the commencement of development samples of the materials to be used in the construction of the development hereby permitted (notwithstanding any details shown on previously submitted plan(s) and specification) shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the interest of visual amenity of the area.

4. Unless approved in writing by the Local Planning Authority no ground clearance, construction work, development or development-related activity of any description, including the deposit of spoil or the storage of materials shall take place within a 12m radius of TPO No.9, 2001.

Reason: In order to ensure protection of the tree during construction.

5. Prior to the first use of the extension hereby approved, the car parking spaces within the curtilage of the dwelling shall be surfaced and laid out in accordance with drawing DB23/1. The areas shall remain available for parking thereafter.

Reason: To ensure suitable parking provision within the site.



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LIST OF BACKGROUND PAPERS

Planning Applications

NW/HW

Date: 27th January 2016