

Barrowford and Western Parishes Committee Update Report 07th October 2026

26/0612/FUL Wast Pasture Barn, Pasture Lane, Barrowford

Amended plans have been received removing the porch and circular window from the front elevation of the proposed barn conversion and a justification letter from the applicant submitted regarding the patio, garden and surfaced parking area.

The removal of the porch and circular window resolve the issues with the design of alterations to the building, however, the large patio area, garden and surfaced area remain.

The applicant's letter states that the surfaced area is required for agricultural access to the adjacent field and the increase in the patio would be relatively modest, increasing it from 80% to 89% of the building's footprint. It is not clear how the applicant arrived at that figure, whilst not specifically labelled the previous approval had a small patio area of 24m², the proposed patio area would be approximately 168m², an increase of 600%. The garden area would increase from approximately 250m² to 580m² and parking area from approximately 42m² to 680m².

There is no necessity for such a large surfaced area for car parking for a single dwelling and access to the field could be provided by a track which would not have the visual impact of such a large parking area.

The size of the proposed patio, garden and surfaced area would unacceptably detract from the agricultural character of the building, and the rural character and visual amenity of the area. Those impacts would not be mitigated by landscaping. The introduction of those feature would also result in a material diminishment in the quality of the design of design from the previously approved development. The harm caused would not be outweighed by the benefits of the development.

The application remains recommended for refusal for the following reason:

1. The proposed development would result in a disproportionately extensive patio, hard surface and curtilage area, which would result in unacceptable harm to the original agricultural character and historic significance of the building, the rural character of the countryside and the visual amenity of the area and a material diminishment in the quality of the design of design from the previously approved development contrary to policies SP11, DM09, DM16, DM18 and DM26 of the Adopted Pendle Local Plan Fourth Edition, Policy BNDP 01 of the Adopted Barrowford Neighbourhood Development Plan and DP3, DP4, HE4 and HE7 of the National Planning Policy Framework.