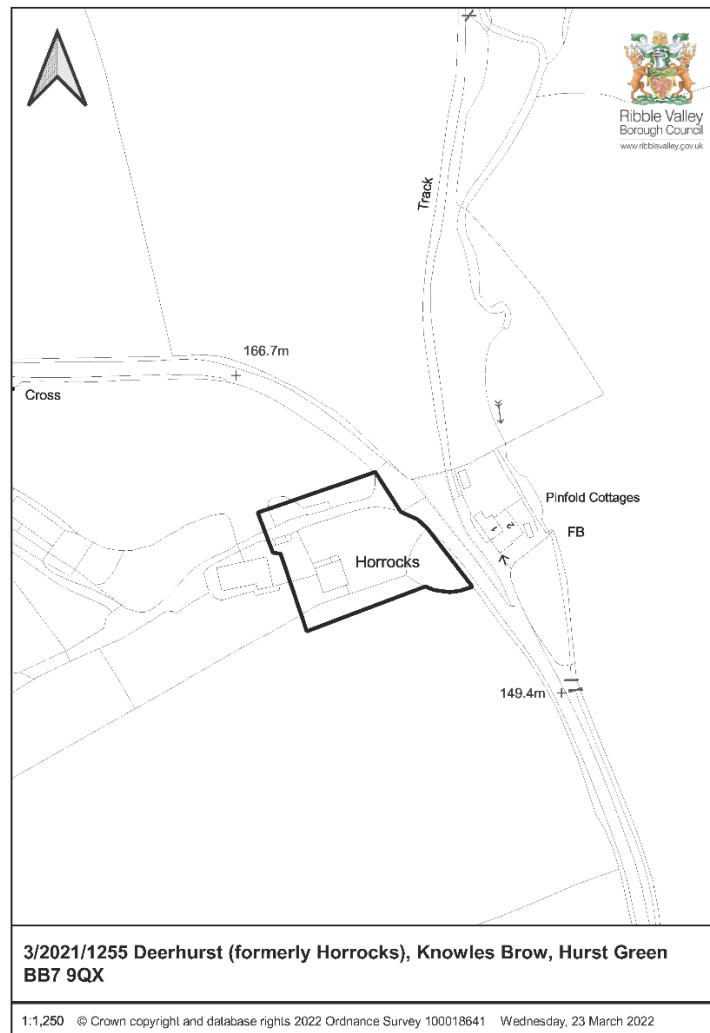


APPLICATION REF: 3/2021/1255

GRID REF: SD 368311 439740

DEVELOPMENT DESCRIPTION:

RETENTION OF NEW DWELLING AND GARAGE FOLLOWING DEMOLITION OF EXISTING DWELLING AND EXTENSION OF CURTILAGE. FOLLOWING REFUSED APPLICATIONS 3/2020/0963 AND 3/2021/0742 AT DEERHURST (FORMERLY HORROCKS) KNOWLES BROW HURST GREEN BB7 9QX



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

No comments received.

LCC HIGHWAYS:

No objection subject to conditions (implementation of parking and turning facilities; extension to be used ancillary). Informatives concerning the public footpath).

LCC ARCHAEOLOGY:

No comments.

HISTORIC ENGLAND:

Do not wish to offer any comments. Suggest seeking the views of the RVBC specialist conservation and archaeological advisers

THE GARDENS TRUST:

No comments received.

ADDITIONAL REPRESENTATIONS:

None received.

1. Site Description and Surrounding Area

- 1.1 The application concerns the site of the recently demolished historic Horrocks farmhouse and associated outbuildings (pigsty, boundary walls).
- 1.2 The site (formerly within the Stonyhurst Estate) is very prominently sited at the brow of a hill within the Forest of Bowland Area of Outstanding Natural Beauty. There are public views from the highway and the adjacent public rights of way FP 10 (immediately adjacent), FP 55 and FP 71.
- 1.3 The site is within the setting of Stonyhurst (Grade I listed) and its Historic Park and Garden (Grade II* listed). However, there is little inter-visibility between the heritage assets.
- 1.4 The site is partly screened from the road by trees along the north-east boundary.
- 1.5 The submitted Heritage Statement identifies that Horrocks was built between the 1840s and 1890s. There was a remodelling in the early C20 and most interior features date from the early and mid-late C20.

2. Proposed Development for which consent is sought

- 2.1 Planning Permission is sought for the retention of a new house and garage on the site of the demolished Horrocks Farmhouse and immediate ancillary structures, and extension of the residential curtilage to the north and south.
- 2.2 The new build house is of the same height and width as Horrocks Farmhouse. In respect to depth, it has a full width, 4m deep, single-storey lean-to extension.
- 2.3 The new build garage is 6m in width, 6.5m in depth and 4.375m in height (ridge).

- 2.4 Materials are stone walls, slate roof and timber doors and windows.
- 2.5 The submitted information includes correspondence from the building contractor and a building/construction engineer in respect to the state of repair of Horrocks Farmhouse before and during works.

3. **Relevant Planning History**

3/2021/0742 - Retention of new dwelling and garage following demolition of existing dwelling and extension of curtilage. Resubmission of 3/2020/0963. PP refused 27/9/2021.

3/2020/0963 - Demolition of existing dwelling and erection of new dwelling including extension to curtilage to allow an alternative access. PP refused 13/1/2021.

3/2016/0258 - Extension of curtilage and erection of building incorporating one domestic double garage, garden store, tack room and two private stables. Withdrawn.

3/2015/0452 - Proposed barn conversion for residential use. PP granted 10/12/2015.

4. **Relevant Policies**

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement EN2 – Landscape

Key Statement EN3 - Sustainable Development and Climate Change

Key Statement EN4 – Biodiversity and Geodiversity

Key Statement EN5 – Heritage Assets

Key Statement H1 – Housing Provision

Key Statement H2 – Housing Balance

Policy DMG1 – General Considerations.

Policy DMG2 – Strategic Considerations.

Policy DMG3 – Transport and Mobility

Policy DME3 – Site and Species Protection and Conservation.

Policy DME4 – Protecting Heritage Assets.

Policy DMH3 – Dwellings in the Open Countryside and AONB.

Policy DMH5 – Residential and Curtilage Extension.

Policy DME2 - Landscape and Townscape Protection

NPPF

NPPG

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 The principle of replacement dwellings in the open countryside or AONB is considered at Policy DMH3 of the Core Strategy. Policy DMH3 identifies:

“Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

...

3. The rebuilding or replacement of existing dwellings subject to the following criteria:

there being no adverse impact on the landscape in relation to the new dwelling.

the need to extend an existing curtilage”.

In respect to landscape impact, Key Statement EN2: Landscape also identifies “The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area ... As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials”. The Forest of Bowland AONB Management Plan (April 2019 - March 2024) identifies “The natural beauty of AONBs is partly due to nature, and is partly the product of many centuries of human modification of ‘natural’ features. Landscape encompasses everything – ‘natural’ and human – that makes an area distinctive” (page 12).

A prominent mid-late C19 stone-built (see Figure 9 of Planning Statement) farmhouse (with few historic interior features surviving, retaining little significance according to LCC Archaeology but of sufficient interest to be considered an undesignated heritage asset by the author of the submitted Heritage Statement) with curtilage walls and a historic pig-sty has been demolished. The loss of the historic structures and farm layout has had some adverse impact on the AONB landscape. Furthermore, the north-east elevation is characterised by two Juliet balconies and patio windows/doors which do not reflect local distinctiveness and vernacular style. Core Strategy DMG1 requires “All development to:

Design - be of a high standard of building design which considers the 8 Building in Context Principles (from the CABE/English Heritage Building on Context Toolkit and be sympathetic to existing and proposed land uses in terms of its nature as well as style, features and building materials”.

The proposals include an extension of historic curtilage into the wood to the north and the field to the south. Policy DMH5 Residential and Curtilage Extensions of the Core Strategy identifies:

“Proposals for the extension of curtilage will be approved if:

1. the site is within a settlement, or,
2. the site is on the edge of a settlement providing ...

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons”.

The site is not within or on the edge of a settlement. The submitted information does not suggest proposals will support the health of the local economy or is required for highway safety reasons. The proposed extension of residential curtilage as original submitted (particularly that into the brow-top field to the south) is prominent and harmful to the character of the Forest of Bowland AONB.

Originally the proposals were deemed to be contrary to Core Strategy Key Statement EN2 and Policy DMH3, DMH5 and DMG1. Amendments have been sought by Head of Planning with a reduction in the curtilage extension on the southern aspect. The case officer still considers the scheme inappropriate but based on the secured amendments and the reinstatement of an appropriate boundary treatment and having regard to all other material considerations the scheme is considered acceptable.

5.2 Impact upon Residential Amenity:

5.2.1 Distances between the south-west elevation and the site boundary are slightly less than 10m. However, concerns as to overlooking of the neighbouring property's side elevation windows and amenity space from proposed first floor south-west elevation windows could be addressed by an obscure glazing condition.

5.3 Highway Safety and Accessibility:

5.3.1 The comments of LCC Highways identify an acceptable development subject to condition.

5.4 Landscape/Ecology:

5.4.1 RVBC Countryside have previously recommended conditions for an acceptable development.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 The Borough Council was not advised of the concerns of the building contractor or building/construction engineer at the time of Horrocks Farmhouse repair.

RECOMMENDATION: That the application be APPROVED subject to the following conditions:

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan as Revised and dated 29/03/22

Proposed Site Plan excluding location plan 2051-01 Rev C

Proposed Cross section Plan 2051-03 Rev D

Proposed Elevation and Floor Plan 2051-02 Rev F

Mitigation Specification Details and plan dated 28/02/2021 from Verity Webster and shall remain in perpetuity.

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Materials

2. Within 1 month of the date of this permission details of the boundary treatment and a timescale for the restoration of the land to agricultural land shall be submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure that the appearance of the development is appropriate to the character and setting of the area and the restoration of the land to agricultural in the interest of visual amenity and safeguarding of the AONB from inappropriate development.

Highways

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Andrew Parker Architecture drawing number 02 Rev F. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that vehicles entering and leaving the site may pass each other clear of the highway, in a slow and controlled manner, in the interests of general highway safety and in accordance with the National Planning Policy Framework (2021)

INFORMATIVES: The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin. Any damage caused to the surface of the Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.

BACKGROUND PAPERS

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2021%2F1255