

Application Number 07/2021/00363/HOH

Address Weavers Farm
Grange Lane
Hutton
Preston
Lancashire
PR4 5JH

Applicant Mrs Ann Banks

Development Single storey extension

Officer Recommendation **Approval with Conditions**
Officer Name **Victoria Spears**

Date application valid 16.04.2021
Target Determination Date 11.06.2021
Extension of Time 15/07/2021



1. Introduction

- 1.1 The application is being presented to Committee because the Applicant and Agent are related to an employee of South Ribble Borough Council.

2. Report Summary

- 2.1 Planning permission is sought for a single storey extension to the west of the existing dwelling at Weavers Farm, Grange Lane.
- 2.2 At the time of writing the Committee Report, no written representations have been received.
- 2.3 The proposed single storey side extension would match the existing materials, providing two downstairs bedrooms and a WC.
- 2.4 The proposal is deemed to be in accord with Policies G1 and G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy. Therefore, the application is recommended for approval subject to the imposition of conditions.

3. Site and Surrounding Area

- 3.1 The proposal is within land designed as Policy G1 Greenbelt in the South Ribble Local Plan land located at Bottom of Hutton on Grange Lane, Hutton. To the east of the application property is a farmhouse within the owned land of the applicant. To the west are agricultural buildings with Marshfield Barn beyond. There is a mix of residential properties and farm land located on Grange Lane.

4. Relevant Planning History

- 4.1 07/1991/0562 – Erection of a slurry tower, midden and covered yard – Application Approved
07/2000/0262 – Conversion of outbuilding into dog kennels – Application Approved
07/2001/0035 – Change of use of barn into agricultural workers dwelling – Application Approved
07/2002/0989 – Erection of building forming implement store, offices and ancillary accommodation – Application Approved
07/2004/0282 – Agricultural determination for hay/straw storage building – No Further Details

5. Proposal

- 5.1 Planning permission is sought for a single storey side extension on the west side of the existing dwelling. It would accommodate two bedrooms and a downstairs bathroom.
- 5.2 The side extension would measure 3.7m by 10.6m with a pitched roof to the front elevation with a height of 4.1m and a pitched roof to the side elevation with a height of 5m.
- 5.3 The application is accompanied by drawings C3736 – Site plan – Proposed extension, Location Plan, Planning Statement, Volume Calculations and C3736P.

6. Representations

6.1 Seven neighbouring properties have been notified but at the time of writing the Committee Report, no representations have been received.

7. Material Considerations

7.1 Site Allocation

7.2 The site is designated under Policy G1 Greenbelt of the South Ribble Local Plan 2012-2026.

7.3 The site in question is designated as Green Belt by Policy G1 of the South Ribble Local Plan

In line with the NPPF, planning permission will not be given for the construction of new buildings which are considered inappropriate unless the proposal sits within a clearly defined range of exceptions, or the applicant can demonstrate that there are very special circumstances which clearly outweigh the harm caused to the fundamental open nature of the area. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances; when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt and should determine proposals in accordance with the Local Development Plan.

Where proposals do not benefit from any of the exemptions, the applicant is required then to demonstrate that there are very special circumstances which outweigh any harm to the Green Belt and its openness.

A number of exceptions however are prescribed by both the NPPF and G1; these are:

- a) buildings for agriculture and forestry;
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages
- f) limited affordable housing for local community needs under policies set out in the development plan; and
- g) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would a) not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development and b) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

The South Ribble Rural Development SPD reflects this stance by restricting extensions to dwellings in Green Belt areas to no more than 50% additional volume to that in 1948 or as originally built if later

The most relevant of the exceptions afforded by Policy G1 is point (c). Extensions to the property relate well to, and remain relatively close to the main dwelling. This results in a

compact site where openness is not at risk. It is therefore considered that the scheme is compliant in Green Belt terms. From a volume perspective the proposal amounts to 124.51m³ additional, within the additional 50% and is also compliant with the Rural Development SPD.

7.4 Policy Background

Additional policy of marked relevance to this proposal is as follows:

7.4.1 *National Planning Policy Framework*

7.4.2 The NPPF at Para 11: provides a presumption in favour of sustainable development

7.4.3 NPPF Chapter 7: Requiring good design also attaches great importance to the design of the built environment which contributes positively to making better places for people.

7.4.4 *Central Lancashire Core Strategy*

7.4.4.1 The Core Strategy was adopted at full Council on 18th July 2012, and is therefore a material consideration in the determination of this planning application.

7.4.4.2 Policy 17: Design of New Buildings requires new development to take account of the character and appearance of the local area.

7.4.5 *South Ribble Local Plan*

7.4.5.1 In addition to site allocation policies B1 the following is also pertinent:

7.4.5.2 Policy G17: Design Criteria for New Development considers design in general terms, and impact of the development upon highways safety, the extended locale and the natural environment.

7.5 *South Ribble Residential Design SPD* provides more detailed design guidance.

7.6 Impact of Development on Neighbouring Properties

7.6.1 The side extension would have a window to the front, rear and side elevation which extends adjacent to and beyond the existing front elevation. The side elevation to the west would be brickwork to match the existing with a slate roof. The proposed extension would have a separation distance of between approximately 7-8.4m to the front boundary, 0.89m to the side boundary and between 6-7.3mm to the rear boundary with an agricultural building adjacent to the side boundary and Marshfield Barn beyond. There would be some screening from the boundary fence, wall and headgerows. Loss of privacy or amenity to neighbouring residents is not expected.

7.7 Design, Character & Appearance

7.7.1 Local Plan Policy G17 (Design Criteria for new development) seeks to ensure new development relates well to neighbouring buildings and the extended locality, that layout, design and landscaping of all elements of the proposal are of a high quality; providing interesting visual environments which respect local character, reflect local distinctiveness, and offer appropriate levels of parking and servicing space in line with Policy F1 (Parking Standards) of the same document. Core Strategy Policy 17 (Design of New Buildings) effectively mirrors these criteria.

7.7.2 The works proposed to the side of the property would be in keeping with the existing and would be set down from the existing roof line and is in keeping with the character of the area.

7.7.3 The proposal would be constructed from materials of a similar appearance to the existing dwelling. Therefore the proposal would have a limited impact upon the character of the area and is considered to be acceptable.

8. Conclusion

8.1 As outlined above the proposal is deemed to be in accord with Policies G1 and G17 of the Adopted Local Plan 2012-2026, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy. Therefore the application is recommended for approval subject to the imposition of conditions.

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg Location Plan, C3736 Site Plan, Planning Statement and C3736P
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
3. All external facing materials shall match in colour, form and texture to those on the existing building.
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

POLG1 Green Belt

POLG17 Design Criteria for New Development

RES Residential Extensions Supplementary Planning Document

Note:
