

| | | | |
|----------------------------|--|-----------------------------------|--|
| Application Number: | 2015/0441 | Application Type: | Other |
| Proposal: | Erection of 2 bay wooden stable block for domestic use only. | Location: | Kilnfield Farm, Park Road, Helmshore, BB4 4AR. |
| Report of: | Planning Unit Manager | Status: | For Publication |
| Report to: | Development Control Committee | Date: | 19.1.2016 |
| Applicant: | Dr Mischa Charlton-Mockett | Determination Expiry Date: | 25.1.2016 |
| Agent: | Mr S. Hartley | | |

| | | | |
|-------------------------|----------------------------------|-------------------|---------------|
| Contact Officer: | Tom Parkinson (Urban Vision) | Telephone: | 0161 604 7782 |
| Email: | tom.parkinson@urbanvision.org.uk | | |

| | |
|---|--------------------------------------|
| REASON FOR REPORTING | |
| Outside Officer Scheme of Delegation | |
| Member Call-In Name of Member: Reason for Call-In: | |
| 3 or more objections received | |
| Other (please state): | Applicant's partner is a Councillor. |

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That the Committee approve planning permission for the reasons set out in Section 9.

2. SITE

The application site comprises of a farmhouse with a stable block and barn to the south, the latter having been converted to accommodate stables. Both the farmhouse and barn date from the 18th Century and are Grade II listed. The farmhouse is separated from the ancillary buildings by a driveway which runs south-east to north-west through the site. A

large area of gravelled hardstanding and fenced manege are located to the south/south-east of the ancillary buildings. Boundaries are marked by a mixture of stone walls and wooden fences. The plot is located on a hillside in a rural location designated as a Countryside Area, with access provided by a relatively steep unmade farm track leading from Park Road to the east. The site is surrounded by open fields on all sides.

3. RELEVANT PLANNING HISTORY

2008/0487: Conversion of use of barn to stables and formation of manege to south of barn with associated landscaping and boundary treatment. Approved by DCC 22 December 2008.

2008/0486: Listed Building Consent application for alterations to building to be carried out in conjunction with repairs. Approved by DCC 22 December 2008.

2008/0814: Listed Building Consent application for conversion of barn to stables. Approved by DCC 22 December 2008.

4. PROPOSAL

The applicant proposes to erect a detached 2 bay stable block to the south-west of the stable building. This would measure 7.3m by 3.5m. It would have a dual pitched roof with a roof ridge height of 2.5m and an eaves height of 1.78m. The roof would project 0.8m beyond the building's south-east elevation. The building would have 2 No. timber stable doors and 2 No. windows in its south-east elevation. It would have a grey tile roof whilst its external fascias would be clad in stained wood.

5. POLICY CONTEXT

National

National Planning Policy Framework;
National Planning Practice Guidance.

Development Plan Policies

Rossendale Core Strategy DPD (2011)

- AVP 6: Strategy for Haslingden and Rising Bridge;
- Policy 1: General Development Locations and Principles;
- Policy 16: Preserving and Enhancing Rossendale's Built Environment;
- Policy 21: Supporting the Rural Economy and its Communities;
- Policy 23: Promoting High Quality Design and Spaces;
- Policy 24: Planning Application Requirements.

6. CONSULTATION RESPONSES

RBC Environmental Health: No objection.

LCC Highways: No objection.

LCC Flood Risk: No comment.

Heritage: No objection subject to conditions ensuring natural slate roof tiles and controlling the proposed timber fascia stain.

The planning statement submitted with the application states “existing and proposed stables adjoin a Listed barn (See above photograph) which has been considerably modified in the past such that the LPA’s conservation officer has previously doubted its appropriateness for its continuing Listing. An application has been made to Historic England for its de-listing and a decision is awaited.”

The question raised regarding the barn remaining as listed was raised by a previous Conservation Officer. In any event the appropriateness of continuing designation can only be answered by Historic England, but the barn is listed for group value as it contributes to the setting of the farmstead in general and undoubtedly the character of Kilnfield Farmhouse. (Listed for group value is in list description).

I believe the impact of the stable will be acceptable providing:

- The roof tile of the stable is a natural slate to be agreed by condition. The agent could provide a sample of the proposed slate. The stables will be in close proximity to the listed building and any fabricated tile will have a detrimental impact on the setting of the listed buildings, particularly in views towards Kilnfield Farmhouse from the proposed stables.*
- The colour of the proposed timber stain should also be agreed by condition to avoid an artificial stained appearance and a detrimental impact on the setting of Kilnfield Farmhouse.*

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice has been displayed and a Press Notice published. No neighbour responses have been received.

8. ASSESSMENT

The main considerations of the application are: 1) Principle; 2) Visual Impact (including impact on adjacent listed building); and 3) Parking impact.

Principle

Core Strategy Policy 1, General Development Locations and Principles, states that development should enhance the surrounding area through the use of inclusive design and locally distinctive materials, and (if relevant) should enhance and protect the countryside. It is also noted that Core Strategy Policy 21, Supporting the Rural Economy and its Communities, states that for development proposals outside of existing rural settlement boundaries, strict consideration will be given to the proposal’s countryside impact.

It is considered that the proposed development would be relatively small scale, acceptably designed (as per visual amenity section below) and would be acceptable in terms of its impact on its wider countryside setting. The development is therefore considered to be compatible with the NPPF and Core Strategy Policies 1 and 21, and is therefore acceptable in principle.

Visual Amenity

When completed the building would be a standard type ancillary rural building with a grey tile roof and timber clad fascias/doors, which would be acceptable. The proposed building would not result in an overdevelopment of the plot.

The building would be approximately 150m to the south-west of the closest neighbouring farmhouse, with the applicant's intervening buildings screening the proposed stable block from view. The development would not have an unacceptable amenity impact upon this or any other adjacent properties and would therefore comply with Core Strategy Policies 23 and 24.

The proposed stable block would be located adjacent to a Grade II listed barn. Core Strategy Policy 16, Preserving and Enhancing Rossendale's Built Environment, seeks to ensure that all development responds to the character, scale and setting of historic buildings and areas. It is noted that the Heritage Officer does not object to the development proposal provided planning permission is subject to conditions ensuring the roof and timber fascias are agreed by the LPA. The proposed development would therefore comply with Core Strategy Policy 16 in terms of its impact on the setting of the adjacent listed building.

Access/Parking

Whilst the building would occupy part of the current area of gravelled hard standing it would not result in an unacceptable parking impact with the plot retaining a large area capable of accommodating multiple vehicles. It is noted that the Highways consultee has not objected to the proposed development. The proposed development would therefore comply with Core Strategy Policy 23 in terms of its access and parking impacts.

9. SUMMARY REASON FOR APPROVAL

The proposed development would result in the erection of a relatively small wooden stable block within a countryside area which is acceptable in principle and, subject to conditions, would not result in unacceptable visual/neighbour amenity and access/parking impacts. It is therefore concluded that the proposed development accords with Policies AVP 6, 1, 16, 21, 23 and 24 of the Council's adopted Core Strategy DPD, and the National Planning Policy Framework.

10. RECOMMENDATION

That the application be approved subject to conditions.

CONDITIONS

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

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 91 (as amended) of the Town & Country Planning Act 1990.

2. The development shall be carried out in accordance with the following unless otherwise required by the conditions below:

Proposed floor plan and elevations, received 23 November 2015'

'Site Plan', received 23 November 2015.

Reason: To ensure the development complies with the approved plans and avoids undue harm to visual or neighbour amenity, in accordance with Policy 24 of the Adopted Core Strategy (2011).

3. Prior to the commencement of any above ground works, samples and details of the materials for the proposed roof tiles and the proposed wood fascias, the former to be natural slate, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out using the approved materials.

Reason: In the interests of visual amenity and to comply with Policies 1, 16, and 24 of the Adopted Core Strategy (2011).