

Proposed development: Variation of Condition No.10 pursuant to planning application 10/19/0574 - "Demolition of outbuildings, conversion of barn to provide an extension to Brownlow Farmhouse, erection of attached garage, and construction of new footpath, road frontage wall and electric gates and retention of porch." - Addition of 5 rooflights and height of the proposed house raised to be in line with the adjoining barn - Retrospective

**Site address:
Brownlow Farm
Pleasington Lane
Pleasington
Blackburn
BB2 5JE**

Applicant: Mr Bretherton

Ward: Livesey with Pleasington

Councillor	Derek Hardman
Councillor	John Pearson
Councillor	Paul Marrow



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE – subject to the recommended conditions set out in section 5.0 of this report.

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is presented to the Committee through the Chair Referral process in accordance with the Scheme of Delegation as the works are retrospective and the Parish Council has objected to the scheme. A summary of the comments is set out in section 7 below. The assessment relating to the current proposal relates to whether the alterations carried out in terms of the additional rooflights and raising the height of the proposed dwelling will have a significant harmful impact on the host property and the immediate surroundings.

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site relates to an existing farmhouse with an attached barn located on the east side of Pleasington Lane. The site is located within the village boundary of Pleasington on land designated as Green Belt.

3.2 Proposed Development

3.2.1 Planning permission was granted under planning application 10/19/0574 on the 22nd August 2019, for the demolition of existing outbuildings and the conversion of the attached barn to provide an extension to Brownlow Farmhouse. The works also proposed to retain the porch and to erect an attached garage and create a new footpath and road frontage wall with electric gates.

3.2.2 This application seeks to vary condition No. 10 pursuant to planning application 10/19/0574 to substitute approved plans to include the raising of the ridge height of the farmhouse to be aligned with the ridge of the attached barn and the insertion of 5 rooflights.

3.3 Development Plan

3.3.1 Local Plan Part 2 (2015) (LPP2)
Policy 8: Development and People
Policy 10: Accessibility and Transport
Policy 11: Design

3.4 Other Material Planning Considerations

3.4.1 Residential Design Guide SPD

This document provides targeted advice to ensure high quality new homes. It aims to ensure that new development reflects the individual and collective character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing.

3.4.2 National Planning Policy Framework (NPPF) (2019)

The National Planning Policy Framework (Framework) is a material consideration in planning decisions. The Framework sets out a presumption in favour of sustainable development in Paragraph 7, which is the “golden thread” running through both plan-making and decision-taking. It identifies in Paragraph 8 that there are three overarching objectives to sustainable development. These are Economic, Social and Environmental. Paragraph 11 of the Framework explains that for decision making, this means approving development proposals that accord with the development plan without delay.

4.0 Assessment

4.1.1 When assessing this application there are a number of important material considerations that need to be taken into account. They are as follows:

- Principle;
- Visual Amenities/Design; and
- Residential Amenity

4.1.2 Principle

4.1.3 The principle of the development was established under planning application reference 10/19/0574.

4.1.4 Visual Amenities/Design

4.1.5 Policy 11 of the LPP2 requires that the design, scale, massing and external appearance of the development should harmonise with the existing buildings and should not have an adverse impact upon the character of the streetscene.

4.1.6 The raising of the farmhouse ridge results in a continued ridge line with the adjacent barn, which is more in-keeping with the predominant style and form in the immediate area. It is therefore considered that the raise in the ridge height would not unacceptably affect the character of the street scene.

- 4.1.7 It is for the above reasoning that it is considered that the proposed development would not result in any harm to the appearance of the host dwelling or the surrounding area and would accord with LPP2 Policy 11 and the Residential Design Guide.
- 4.1.8 Policy 8, supplemented by Residential Design Guide Policies, requires the development to secure a satisfactory level of amenity to occupants of surrounding properties, with regard to loss of light, privacy/overlooking and relationship between buildings.
- 4.1.9 With regards to the potential impact on the residential amenity of the occupiers of nearby dwellings, the proposed development would have no greater impact than the previously approved scheme.
- 4.1.10 The approved details incorporated the change of use of the barn to create additional habitable space for the farmhouse. The amendments to the roof form, the subject of the current application, raises the ridge height of the farmhouse which is the front element of the proposal. Therefore, the barn ridge height which is closest to the neighbouring dwelling Mickle Ridge remains unaltered. As such, it is considered that the proposal would have no greater impact.
- 4.1.11 The original consent granted permission for the insertion of 3 rooflights to the front elevation and 1 to the rear. Subsequently, the applicant has inserted 6 to the front and 3 to the rear. The rooflights present on the front elevation face towards the boundary the application site shares with The Elms, further to this they would not be visible from the main highway.
- 4.1.12 The rooflights present on the rear elevation would face north westerly. The objection letter received (refer to paragraph 11 below), makes reference to the rooflights resulting in direct overlooking and a loss of privacy. Given the orientation of the application property the rooflights would have a negligible impact upon the amenity of the neighbouring property Mickle Ridge. Further to this the application properties and the properties sited on the western side of Brownlow Terrace are sited over 30m away.
- 4.1.13 Taking into consideration Policy RES E3 which deals with separation distances that states a distance of 21m should be maintained between habitable to habitable windows, it is considered that there is sufficient distance between the rooflights and the windows of the properties present on Brownlow Terrace. Further to this, the rooflights would have no greater impact than the first floor window openings which are present on the building.

4.1.14 The proposal therefore accords with Policy 8 of the LPP2 and the residential design guide.

4.1.15 The agent has confirmed that the ridge height of the barn has not been altered, the tiles have been removed and re-laid but no other works have occurred raising the ridge height of the barn as per the objectors letter.

5.0 CONCLUSION

5.1 Taking into account the above, the granting of the development does not result in any significant harm to the character and appearance of the existing dwelling or the surrounding area nor does it cause any significant harm to the amenity of neighbouring residents.

6.0 RECOMMENDATION: Approve subject to Conditions which relate to the following matters:

- Plans - This consent relates to the submitted details received on 30th September 2019 labelled 'Proposed Plan – Ref: 001 – Revision: -.' and any subsequent amendments approved in writing by the Local Planning Authority. REASON: To clarify the terms of this consent.
- INFORMATIVE: Please note that any conditions which have not yet been discharged and/or varied on planning approval 10/18/0574 require discharge from this decision notice and are still considered relevant

7.0 PLANNING HISTORY

10/19/0574 - Demolition of outbuildings, conversion of barn to provide an extension to Brownlow Farmhouse, erection of attached garage, and construction of new footpath, road frontage wall and electric gates and retention of porch – granted 22nd August 2019 under delegated powers.

10/19/0274 – Agricultural Prior Notification - Agricultural building for storage of agricultural machinery and vehicles. Prior Approval not required – 23rd April 2019.

10/19/0273 – Demolition Prior Notification - Demolition of 4 buildings. Prior Approval not required – 29th May 2019.

8.0 CONSULTATIONS

8.1 12 neighbouring properties were consulted by letter and 1 letter of objection was received (see section 11). The comments are summarised below:

- The height of the barn has also been increased without planning permission
- Rooflights have resulted in a loss of privacy – views into and out of neighbouring property are occurring

- The heightened roof is dominant in the landscape
- The rooflights are not in-keeping with the original building
- Detrimental to the historical character of Pleasington.

8.2 The Parish Council on the 31st October 2019 also objected to the proposed development on the following grounds:

Pleasington Parish Council has objections to this amended application. In the opinion of the Council the raising of the roof height on the farmhouse to match the adjoining barn adversely affects the character of this very old building. The Council also have concerns that the height of the barn roof has already been increased without permission.

9.0 CONTACT OFFICER: Rebecca Halliwell - Planner

10.0 DATE PREPARED: 6th November 2019

11.0 SUMMARY OF REPRESENTATIONS

Jane Green, address unknown – 24th October 2019

I refer to the above application and note that no request to increase the height of the existing barn has been received. This application only refers to increasing the height of the original cottage to the height of the existing barn.

I attach photographs showing that the height of the barn has been increased from the original without permission.

The photographs attached are from 2016 and 2019 showing the increased height, along with new brickwork showing by how much the building height has been increased.

I also attach the photographs after zooming in to show the barn roof height is now taller than Mickle Ridge, which used to be the taller property.

It is in this respect that I object to the current application, as the cottage roof is now somewhat higher than the original barn roof.

As a consequence the rooflights are now at an angle that I am able to see into the room if the window is open or the light is on and I assume that anyone looking out of those windows would also be able to see directly into my house. This may not occur if the original roof pitch was still in situ.

The heightened roof is now very dominant in the landscape with 3 large rooflights not in keeping with the original building and spoiling the historic character of one of the older buildings in the village of Pleasington.

I feel it would be a dereliction of duty by the planning department if this is not investigated further.



