



Appeal Decision

Site visit made on 7 May 2019

by A Parkin BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2nd August 2019

Appeal Ref: APP/W4705/D/19/3223279

Bents House, Hallas Bridge, Cullingworth, Bradford BD13 5BT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Thomas Brigden of Thomas Brigden against the decision of City of Bradford Metropolitan District Council.
 - The application Ref 18/05432/HOU, dated 23 December 2018, was refused by notice dated 20 February 2019.
 - The development proposed is the conversion of existing barn to provide extended living space to the adjoining house, along with single storey extension to existing kitchen.
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Decision

1. The appeal is allowed and planning permission is granted for the conversion of existing barn to provide extended living space to the adjoining house, along with single storey extension to existing kitchen at Bents House, Hallas Bridge, Cullingworth, Bradford BD13 5BT in accordance with the terms of the application, Ref 18/05432/HOU, dated 23 December 2018, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 100; 200; 201; 202; 203; 204; 205; 300; and 301.
 - 3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Preliminary Matters

2. The site address on the application form is somewhat unclear and I have therefore used the address listed on the appeal form, which is the one used by Royal Mail. I have also amended the description of the proposed development in the banner heading above, so as to remove superfluous wording.
3. The appellant is listed as Mr Thomas Brigden on the application form, working for the company *Thomas Brigden*. The same company is listed on the appeal form and on the Council's decision notice, and I have used it in the banner heading above.
4. The appeal site is located within the Green Belt. The proposed barn conversion works do not extend the building footprint. The size, design and position of the

proposed rooflights and chimney stacks on the barn do not significantly alter the existing roofscape or the scale or massing of the building. The scale and massing of the proposed single storey extension on the northern elevation would not be a disproportionate addition to the existing building, or to the original building according to the Council. Consequently, there is no dispute between the main parties that the proposal would not be inappropriate development in the Green Belt.

Main Issue

5. Therefore, the main issue is the effect of the proposed development on the character and appearance of the host dwelling and the wider area.

Reasons

6. The appeal site comprises a substantial detached dwelling set within its own grounds on the southern side of Hallas Lane, a narrow road that serves a small cluster of dwellings at Hallas Bridge, a short distance to the east of Cullingworth. The appellant states that it is a private road, albeit with a public right of way over it. To the north and east of the appeal site are fields, with dwellings to its north west. A broad public footpath leading to Bents Mill, a short distance to the west, passes through the appeal site, to the north of the dwelling.
7. The appeal building is a 2-storey traditional stone dwelling said to have been substantially altered since the 1970s, and with a single storey extension to the west. It is unlisted and is not located within a Conservation Area, although many of the windows are traditional timber sliding sash windows, particularly on the southern elevation. The curtilage area surrounds the appeal building but is predominantly to the south of the dwelling, with only a small walled courtyard next to the public footpath to the north.
8. The eastern part of the building is the barn, which is currently used as a garage and faces onto Hallas Lane. Whilst joined to the main dwelling, the roof of the barn has an east-west orientation rather than the north-south of the roof of the main dwelling. The roof height is also somewhat lower, and on the southern elevation particularly, the predominantly stone blockwork gable wall has a very different appearance to the adjacent southern elevation of the main dwelling, which contains many windows. The barn element is therefore visually distinct from the remainder of the dwelling.
9. There is no dispute between the main parties regarding the single storey, mono-pitched roof extension to the northern elevation of the dwelling. From the Council's officer report, most of the proposed works to the barn are also considered to be acceptable, including the new windows on the northern and eastern elevations, the new rooflights and the chimneys stacks.
10. A single timber sliding sash window is located at ground floor level on the southern gable elevation of the barn next to the main dwelling, and a similar traditional sash window would be inserted directly above this window, as part of the conversion works. These traditional windows have a similar size and shape to the nearest traditional windows on the main dwelling, but would be at a slightly lower height, which further emphasises the distinct appearance of the barn.

11. The submitted drawings show a new window opening for modern bi-fold doors, with an internal glass balustrade, positioned slightly off-centre and at first floor level on the stone blockwork gable elevation wall.
12. The modern bi-fold doors would be of a significantly different size and design to the smaller traditional sash windows on the southern elevation of the appeal building. However, relative to the size of the gable elevation, the proposed insertion would be of an appropriate scale and position and would not be over-dominant.
13. Given the distinct design, orientation and height of the barn compared to the main dwelling, and as this would be a new opening in the gable elevation linked to the conversion works, there is no reason why a *modern* approach would be less appropriate than a *traditional* one.
14. The top of the proposed bi-fold doors would be at the same height as the proposed traditional upper floor window on the gable elevation of the barn. Despite their very different sizes and designs this alignment would provide a degree of coherence to the southern gable elevation of the barn.
15. In my view, the size, design and position of the proposed bi-fold doors would not adversely affect the character and appearance of the southern gable elevation of the barn, or the wider southern elevation of the appeal building.
16. Furthermore, the position of the southern gable elevation means that it is not visible from Hallas Lane, public highways or public footpaths. It faces towards mature trees and bushes on the southern side of the private driveway to the property, with part of the domestic curtilage and fields beyond. Consequently, it would have only a very limited impact on the character and appearance of the area, and as set out above, the impact would not in my view be harmful.
17. The appeal site is within Wilsden Parish, where the Parish Council is working to produce a Neighbourhood Plan. Within the emerging plan, the appeal building is said to be a non-nationally designated heritage asset under draft Policy W/BH1. Wilsden Parish Council objected to the proposal including on the basis that it would conflict with emerging Policy W/BH1. However, emerging Policy W/BH1 is not part of the submitted evidence and was not considered by the Council in refusing planning permission.
18. Furthermore, with reference to paragraph 48 of the National Planning Policy Framework 2019 (the Framework) given the absence of detailed information regarding the plan's preparation; the absence of information regarding any outstanding objections, and the absence of the policy from the evidence, I have not given Policy W/BH1 any weight.
19. For these reasons, the proposed development would not adversely affect the character and appearance of the host dwelling and the wider area, and would not therefore, conflict with Policies SC9 (making great places), DS1 (achieving good design), DS3 (urban character) and DS5 (safe and inclusive places) of the Bradford Core Strategy Development Plan Document July 2017 or with guidance contained in the Householder Supplementary Planning Document 2012 and the Framework.

Other Matters

20. Reference is made by the Council to a permitted development approval for the conversion of the barn with some elevational works¹, not including the insertion of the bi-fold doors. No substantive information has been provided in relation to this approval, and I have not therefore had regard to it in determining this appeal.

Conditions and Conclusion

21. The Council suggested three conditions be attached to the grant of planning permission should the appeal be allowed, which I have considered in light of Government guidance.
22. In addition to the standard commencement condition, a condition specifying the approved drawings would be necessary for reasons of certainty.
23. A condition requiring the materials to be used in the construction of the external surfaces to match those of the existing building would be needed to protect the character and appearance of the area.
24. For the reasons given above, and taking into account all matters raised, I conclude that the appeal should be allowed.

Andrew Parkin

INSPECTOR

¹ LPA Ref. 17/06419/CLP