

Appeal Decision

Site Visit made on 5 January 2021

by Mr Andrew McGlone BSc(Hons), MCD, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 January 2021

Appeal Ref: APP/T2350/D/20/3261188

3 Bradley Court, Longridge, BB7 3LY

- 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 David Lang against the decision of Ribble Valley Borough Council.
 - The application Ref 3/2020/0669, dated 12 August 2020, was refused by notice dated 7 October 2020.
 - The development proposed is the insertion of additional windows to the gable\front elevation to increase natural light.
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Decision

1. The appeal is allowed and planning permission is granted for the insertion of additional windows to the gable\front elevation to increase natural light at 3 Bradley Court, Longridge, BB7 3LY in accordance with the terms of the application, Ref 3/2020/0669, dated 12 August 2020, 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: AK16 LP and AK16 001 Revision B.
 - 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.
 - 4) The development hereby permitted shall not take place during the main bird breeding season between 1 March and 31 August inclusive unless a licensed ecologist has undertaken a nesting bird check immediately before any works start and provided a report or letter to the Local Planning Authority confirming that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the building and the surrounding area.

Reasons

3. The appeal property is one of six residential properties that occupy a converted agricultural barn. The site is within the countryside and the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The southern elevation of the building fronts a road and contains ten windows arranged across the ground and

first floor. However, the south-west corner of the building is currently free of window openings, and the west elevation includes a central large barn style opening. While the building is understood as a former agricultural barn, equally it has a character and appearance of its residential use. This is particularly the case for the southern elevation when the site is approach from either direction.

4. The proposed windows would follow the design, style and pattern of the existing window openings on the southern elevation. These would, along with matching materials, all help assimilate the proposed openings into the external fabric of the building. The ground floor window would result in the loss of some of the original corner stones to the building, but the strong emphasis provided by the stones at the south-west corner would remain along with the building's context.
5. The section of solid wall on the southern elevation would be broken up, but the west-facing return of the wall is the focal point on approach from the west owing to the slight bend in the road. Hence, the southern elevation is viewed on an oblique angle and the proposed windows would be a sympathetic addition that would not adversely affect the amenities of the surrounding area.
6. I conclude that the proposal would accord with Key Statement EN2 and Policies DMG1 and DMH5 of the Core Strategy 2008 – 2028 A Local Plan for Ribble Valley (CS). These policies jointly seek, among other things, development to alter existing residential properties to be of a high standard and sympathetic in terms of its size, scale, style, features and building materials so that the amenities of the surrounding area are not adversely affected and the landscape and character of the AONB will be protected, conserved and enhanced.
7. In refusing planning permission, the Council cited CS Policy DMH4 which relates to the conversion of barns and other buildings to dwellings. As the conversion occurred some time ago, this policy is not relevant to the proposal. In any event the points about character and materials are matters covered by the other development plan policies which I have considered the scheme against.

Other Matters

8. The proposal would not harm neighbouring residents living conditions. While the new windows would provide natural light to the lounge and bathroom, this has not been a decisive matter in the outcome of the appeal. Furthermore, the issue of covenants is a civil matter that is separate to the outcome of this appeal.

Conclusion and Conditions

9. I have imposed an approved plans condition in the interests of certainty. A matching materials conditions is necessary in the interests of ensuring a high standard of design that is sympathetic to the host building. In the interests of ecology, a condition is necessary to ensure works do not affect the birds that use the pipe holes in the gable elevation during the main breeding season. For the reasons given above I conclude that the appeal should be allowed.

Mr Andrew McGlone

INSPECTOR