

Item B. 1 06/01224/FUL Refuse Full Planning Permission

Case Officer Mrs Nicola Hopkins

Ward Adlington & Anderton

Proposal Retrospective application for a detached garage

Location Tan Pits Farm New Road Anderton Lancashire PR6 9HG

Applicant Mr Lally

Proposal The application is submitted retrospectively and relates to the erection of a detached double garage. There is extensive planning history in respect of the site. Planning permission and Listed Building Consent were recently granted at the site to extend the existing farmhouse, construct two detached garages and convert the existing barn into a live-work unit.

The garage in question is associated with the farmhouse and is located to the south of the farmhouse. The garage measures 8.35 metres by 9.75 metres by 5 metres high. The site is located within an area designated as Green Belt and the farmhouse is a Grade II Listed Building.

Planning Policy DC1- Development with the Green Belt
HT3- The Settings of Listed Buildings
Policy 6- Green Belts (Joint Lancashire Structure Plan)
PPG2- Green Belts

Planning History **97/00463/COU-** Conversion of existing barn to environmental classroom and residential watersports training centre, erection of storage building, provision of new footpath to boathouse and reservoir, provision of car parking area and landscaping. Withdrawn 21 January 1998

97/00464/LBC- Application for listed building consent for the conversion of barn, provision of new storage shed, car park and landscaping. Withdrawn 16 April 1998

00/00812/COU- Change of use of barn to dwelling. Withdrawn 19 February 2001

00/00813/LBC- Application for Listed Building Consent for alterations to barn to form dwelling. Withdrawn 19 February 2001

01/00910/COU- Change of use from barn and storage to residential dwelling with workshop/garage. Permitted 12 February 2002

02/00053/LBC- Listed Building Consent for Change of Use of barn and storage to residential dwelling with workshop/garage. Permitted 18 March 2002

05/00745/FUL- Erection of two storey side extension and detached double garage. Withdrawn 5 September 2005

05/00747/LBC- Listed Building Consent for the erection of a two storey side extension and detached double garage. Withdrawn 7 September 2005

05/00748/FUL- Alterations to facade and erection of detached double garage. Withdrawn 5 September 2005

05/00749/LBC- Listed Building Consent for alterations to facade and erection of detached double garage. Withdrawn 7 September 2005

05/00982/FUL- Two storey side extension and a detached garage. Refused 21 November 2005

05/00984/LBC- Listed Building Consent for a two storey side extension. Refused 21 November 2005

05/01219/LBC- Listed Building Consent for two storey side extension and detached double garage. Withdrawn 8 February 2006

05/01221/LBC- Listed Building Consent for proposed conversion of existing barn to dwelling and offices with detached garage. Withdrawn 8 February 2006

06/00180/FUL- Conversion of barn to dwelling and offices and construction of a detached garage. Refused 6 April 2006

06/00181/LBC- Consent for conversion of barn to dwelling with offices. Refused 5 April 2006

06/00182/FUL- Two storey extension to dwelling together with the construction of a detached garage. Permitted 6 April 2006

06/00183/LBC- Listed Building Consent for two storey extension to dwelling. Refused 5 April 2006

06/00534/FUL- Conversion of barn to dwelling with offices and construction of a detached garage. Permitted 26 July 2006

06/00535/LBC- Conversion of barn to dwelling with offices. Permitted 26 July 2006

06/00536/LBC- Proposed two storey side extension. Permitted 26 July 2006

Applicant's Case

The applicant has included the following points in support of the application:

- There was a meeting on 5th May 2005 attended by the applicant, the agent, Wendy Gudger and Mary Clemence at which the garage was discussed. This included the size, siting and design
- The siting of the garage was agreed and it was "set out" on site. The size was also agreed. The applicant provided evidence and justification to the Council
- It was agreed that the garage building should have a strong vernacular content, not traditionally gabled, ridged garage building.

- The roof detail with the off centre ridge and “shippon” style change in pitch was agreed as being the most appropriate and satisfactory design solution.
- The natural slate and natural stone materials were agreed
- The access is simply punctuated by a bracketed timber post which is typical of other agricultural buildings.

Representations None received

Consultations None received

Assessment The submission of this application follows extensive discussions between the Council, the applicant and the agent working on behalf of the applicant. As set out above there have been numerous planning applications and listed building consent applications in respect of the farmhouse and the barn at the site. Planning permission was granted in April 2006 (06/00182/FUL) to erect a two storey extension attached to the Listed Farmhouse and to erect a detached garage. Listed Building Consent was subsequently granted for the extension in July of this year (06/00536/LBC).

The garage associated with the farmhouse has been constructed however the building which has been constructed does not accord with the plans approved as part of the planning permission 06/00182/FUL. Therefore the garage which has been constructed does not have the benefit of planning permission hence the submission of this retrospective planning application.

The site is located within an area designated as Green Belt and as such there is a presumption against inappropriate development. Development will on be permitted within the Green Belt where the proposal is considered to be appropriate or in very special circumstances.

As stated earlier the grant of planning permission and listed building consent at the site was the result of extensive discussions and previous planning applications and listed building consent applications. The planning application in respect of the two storey extension and the detached garage prior to the approved application was refused in November 2005 (05/00982/FUL). One of the reasons for refusal related to the proposed garage. It was considered that the garage was not appropriate development within the Green Belt, very special circumstances had not been submitted in support of the application and the massing, siting and design of the proposed garage would have an adverse impact on the openness and character of the Green Belt.

This development represents a larger development than both the previously refused application and the previously approved application. The previously refused garage was 4.4 metre high to the ridge, 6.9 metres in length from the front elevation to the rear elevation and 8.15 metres wide. The approved garage was 3.8 metres high to the ridge, 6.9 metres in length and 8.15 metres wide. The garage subject to this application is 5 metres high to the ridge, 9.75 metres in length and 8.35 metres wide. The garage subject to this application is therefore 1.2 metre higher, 2.85 metres longer and 0.2 metres wider than the approved garage. In addition to this the garage subject to this application is 0.6 metres higher, 2.85 metres longer and 0.2 metres wider than the previously refused garage. The

roof of the garage development also overhangs the front elevation which was not shown on the previous proposals.

It is considered that the garage represents a development which detrimentally impacts on the openness and character of the Green Belt. The erection of a detached building is not considered to be appropriate development within the Green Belt. The design and access statement submitted with the application states that the size, siting and design of the garage were agreed at a meeting on 5th May 2005. However the design, massing and height of the garage have been discussed at great length in order to reduce the impact of the garage on the Green Belt and these discussions and amendments resulted in the grant of planning permission. Adequate very special circumstances have not been submitted in support of the scale and form of the garage subject to this application.

The garage development is larger in height, length and width than the garages both previously refused and approved. The garage is very visible within the surrounding area. It is considered that the garage due to its siting, massing, height and design adversely impacts on the openness and character of the Green Belt and as such is contrary to Government advice contained in PPG2: Green Belts, Policy DC1 of the Adopted Chorley Borough Local Plan Review and Policy 6 of the Joint Lancashire Structure Plan.

Recommendation: Refuse Full Planning Permission

Reasons

1. The garage development is located within the Green Belt where there is a presumption against inappropriate development and where development will only be allowed if it is for an appropriate purpose or where very special circumstances can be demonstrated. The applicant has failed to demonstrate that there are any such special circumstances to permit the type, scale and form of development constructed and as such the development is contrary to Government advice contained in PPG2: Green Belts, Policy 6 of the Joint Lancashire Structure Plan and Policy DC1 of the Adopted Chorley Borough Local Plan Review.
