



Appeal Decision

Site visit made on 19 January 2021

by Mark Dakeyne BA (Hons) MRTPI

an Inspector appointed by the Secretary of State for Housing, Communities and Local Government

Decision date: 4th February 2021

Appeal Ref: APP/U2370/D/20/3263563

Woodview Barn, Middle Holly, Forton, Lancashire PR3 1AH

- 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 Mrs Michelle Heath against the decision of Wyre Borough Council.
 - The application Ref 20/00570/FUL, dated 26 June 2020, was refused by notice dated 24 September 2020.
 - The development proposed is a rear 2 storey extension, part conversion of garage and modifications to external windows.
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Decision

1. The appeal is dismissed insofar as it relates to the rear 2 storey extension. The appeal is allowed insofar as it relates to the part conversion of garage and modifications to external windows and planning permission is granted for part conversion of garage and modifications to external windows at Woodview Barn, Middle Holly, Forton, Lancashire PR3 1AH in accordance with the terms of the application, Ref 20/00570/FUL, dated 26 June 2020, so far as relevant to that part of the development hereby permitted, and 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 except in respect of the rear 2 storey extension shown on Drawing Nos: L(00)101 Rev A, L(01)110 Rev A and L(00)101 Rev A:
Existing Site Location Plan, Drawing No: L(00)001;
Existing Site Layout, Drawing No: L(00)002;
Existing Ground and First Floor Layouts & Elevation 1, Drawing No L(01)001;
Existing Elevations, Drawing No: L(02)001;
Proposed Site Layout, Drawing No: L(00)101 Rev A;
Proposed Ground and First Floor Layouts & Elevation 1, Drawing No: L(01)110 Rev A; and,
Proposed Elevations, Drawing No: L(02)101 Rev A.

Reasons

2. The main issue is the effect of the extension on the character and appearance of the building and its immediate surroundings.

3. Woodview Barn has been converted from part of a group of outbuildings which abut Moor Head Farm. The outbuildings step down in height from the farmhouse, firstly to two-storeys formed from a barn, then to an elongated run of former farm buildings at single storey height. To the rear, the eaves on the appeal property are at a consistent single-storey height below an expanse of slate roof running down from the stepped ridge, accentuating the subservient form of the outbuildings.
4. The extension would break through the low consistent eaves line to the rear. It would also form a discordant element punching through the large expanse of otherwise unbroken roof slope. As a result, the extension would be at odds with the subservient and simple linear character and appearance of the outbuildings, when viewed from the rear.
5. The extension would be below the main ridge line, not extend the footprint of the building and use matching materials. The inclusion of a large window opening would reflect fenestration found elsewhere on the building group. However, these features would not mitigate the harmful effects of the extension on the building. There is a large outrigger on the farmhouse but this principal building in the group has different characteristics to the outbuildings.
6. The rear elevation does not appear to be visible from public viewpoints in the surrounding open countryside. However, the fact that the extension would be inconspicuous does not make it acceptable in design terms.
7. For the above reasons, the rear extension would have an unacceptable impact on the character and appearance of the building and its immediate surroundings. There would be conflict with Policy CDMP3 of the Wyre Local Plan (2011-2031) and Section 12 of the National Planning Policy Framework as the development would not be a high standard of design or respect the character of the area. The extension would not follow the guidance in the Council's 'Extending Your Home' Supplementary Planning Document as it would not relate well to the original property, especially the form of the roof. The benefits that would result from the extension, such as providing views over Morecambe Bay, would not outweigh the harm.
8. The proposal also includes the conversion of an existing garage to living accommodation, the insertion of additional rooflights in the roof slope and some alterations to fenestration at ground floor level. There is no objection to these elements which are clearly severable from the extension. Therefore, I will allow the appeal in respect of the part conversion of the garage and the modifications to the external windows subject to a condition referring to the approved plans insofar as they relate to this part of the development. A separate condition requiring the approval of the materials for the new windows and rooflights is not necessary as acceptable details are shown on the plans and the application form.
9. For the reasons given above I conclude that the appeal should be dismissed in part and allowed in part.

Mark Dakeyne

INSPECTOR