



Appeal Decision

Site visit made on 1 February 2022

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 16TH February 2022

Appeal Ref: APP/U2370/D/21/3288528
Holly Barn, Winder Lane, Forton PR3 0AX

- 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 and Mrs Rowat against the decision of Wyre Borough Council.
 - The application Ref 21/00625/FUL, dated 7 May 2021, was refused by notice dated 27 October 2021.
 - The development proposed is erection of 2 storey rear extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. I consider that the main issue is the effect of the extension on the character and appearance of the existing building and the area.

Reasons

3. The appeal site is a former stone barn that has been converted to a dwelling. It is located close to Winder Lane amongst a grouping of stone buildings. Holly Barn has only a small area of amenity space to the rear with its main outdoor amenity area to the front of the dwelling. The proposed extension would be single storey and shaped to fit the irregular boundary at the rear of the property.
4. Local Plan Policy CDMP3¹ seeks to ensure that all development is of a high standard of design that responds positively to the character and form of its surroundings. The National Planning Policy Framework² also supports good design. Supplementary Planning Document, Extending Your Home³ sets out further design principles including ensuring that an extension reflects and complements the main design features and architecture of the original property and complements the general character of the surrounding area. Local Plan Policy SP4 notes that the open and rural character of the countryside is intrinsic to the identity and 'sense of place' in Wyre and the policy seeks to protect the countryside.

¹ Wyre Council – Wyre Local Plan (2011 – 2031) February 2019.

² Ministry of Housing, Communities and Local Government National Planning Policy Framework, 2021 (the Framework).

³ Extending Your Home Supplementary Planning Document Local Development Framework, Adopted November 2007 – Blackpool Council, Fylde Borough Council and Wyre Borough Council.

5. The position of Holly Barn and its proximity to the road make it very visible from the road. Works to convert the barn have ensured that its traditional form and character have been retained and Holly Barn and the group of building in this immediate area generally reflect their setting in the countryside. However, the proposed extension would detract from the existing building and unlike the original conversion, it would add a feature that would appear out of character with its original form.
6. Despite being built in materials to match the existing house and having a sloping roof, the extension would appear as an addition to the traditional form of the former barn. Its overall size, and irregular shape would appear incongruous and given its prominence, it would also detract from the character of the group of buildings in this rural setting. Due to the sensitivity required for further alterations to buildings such as this one, I consider that the proposal would not meet the expected design standards indicated in the above policies and guidance.
7. I have considered all matters raised but none alter my conclusion. I conclude that the proposal would have a harmful effect on the character of the existing building and the area. It would conflict with Local Plan Policies CDMP3 and SP4, the SPD and the Framework. Therefore, the appeal fails.

J D Clark

INSPECTOR