

Steven Abbott Associates LLP
Chartered Town Planners

PLANNING SUPPORTING STATEMENT

Single Storey Rear Extension and Conversion of Existing Detached
Garage to Living Accommodation

Sanderson House Farm, Sanderson Lane, Hilldale, PR7 5PX

Mr and Mrs Hart

December 2023



REPORT DETAILS

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1. INTRODUCTION

- 1.1. We are instructed by our clients Mr and Mrs Hart to prepare a planning application and listed building consent for the erection of a single storey extension to their residential property, which is known as Sanderson House Farm, Sanderson Lane, Hilldale. The property is Grade II listed.
- 1.2. Pre-application discussions were initiated with the Council at the start of 2023, with a pre-application response being issued by the Council in May 2023 (PRE/2023/0029/HOU).
- 1.3. Following this, a further pre-application was made to the Council (under the same reference number) which incorporated amendments to the proposed extension as advised by the Council in the pre-application response of May 2023. To date, no response has been provided by the Council in respect of this latter pre-application enquiry.
- 1.4. A listed building consent (2023/0703/LBC) is also awaiting determination by the Council in relation to the replacement of the existing gutters, downpipes and windows and the realignment of a chimney.
- 1.5. The purpose of this Planning Statement is to outline the key relevant planning considerations for the proposed development and to provide an informed assessment based on the relevant planning policy context and other material considerations.
- 1.6. In summary, the Planning Statement demonstrates that this proposed development is an acceptable form of development and one which should be supported by the Local Planning Authority (LPA).

2. THE SITE

- 2.1. Sanderson House Farm is a large, detached stone-built property located on the western side of Sanderson Lane. It sits within a group of buildings primarily in residential use - Harrock Hill Barn, Old Oak Barn and Suttons Farm. Harrock Hill Barn and Old Oak Barn are located along the road frontage of Sanderson Lane, with the application property set behind these. Suttons Farm is located to the north.
- 2.2. The property was built mid C18th and altered in the C19th and C20th. It is constructed in sandstone rubble with a slate roof and chimneys with brick caps. The dwelling is Grade II Listed and is situated on large plot with adjoining open agricultural land.
- 2.3. The property has previously been extended with a small single storey addition at the northern end of the rear elevation of the property.
- 2.4. There is a large, detached garage to the south-west of the property and additional outbuildings are located beyond this.
- 2.5. The dwelling is accessed to the south of the site via a separate private driveway leading off Sanderson Lane.

3. PLANNING HISTORY

- 3.1. 2023/0703/LBC PENDING DETERMINATION - To replace existing wood gutters and downpipes with powder coated extruded metal gutters and downpipes. Replace existing wood windows with new wood [Accoya] double-glazed windows and realignment of leaning chimney.
- 3.2. 2009/0306/FUL GRANTED - Alterations to Grade II listed building including demolition of various small modern extensions and construction of a lean-to single storey w.c. extension with covered entrance to rear. Opening up of existing blocked windows and new opening to rear. Rooflights to rear for use of attic space. Re-build stone steps and new glazed double doors to side.
- 3.3. 2009/0305/LBC GRANTED - Alterations to Grade II listed building including demolition of various small modern extensions and construction of a lean-to single storey w.c. extension with covered entrance to rear. Opening up of existing blocked windows and new opening to rear. Rooflights to rear for use of attic space. Re-build stone steps and new glazed double doors to side
- 3.4. 2001/0378/LBC GRANTED - Replacement rear porch with ground floor W.C, and replacement windows.

4. THE PROPOSAL

- 4.1. Planning permission is sought for a single storey extension to the property. This will be located on the rear (western) elevation of the property, partly off a previous single storey extension. The footprint of the extension will occupy an existing paved patio area that serves the dwelling as 'formal' outside space.
- 4.2. The proposals include the provision of a glazed link which will be created between the existing house and the proposed kitchen extension. This will enclose elements of the original elevation of the property, but these will still be exposed and visible within the extension.
- 4.3. The extension will be roughly rectangular in shape and will comprise of a flat, grassed roof. The extension will be predominantly constructed of large, glazed panels with elements of timber cladding, stone and metal cladding incorporated.
- 4.4. Along with the extension, the existing garage will be converted to additional accommodation to be used in association with the main dwelling.

5. RELEVANT PLANNING POLICY

5.1. Planning law requires that applications for planning permission must be determined in accordance with the local development plan unless material considerations indicate otherwise. The current development plan for West Lancashire is the West Lancashire Local Plan (2012-2027) DPD.

5.2. The following documents and policies are relevant:

Policy SPI – A Sustainable Development Framework for West Lancashire;

Policy GN1 – Settlement Boundaries;

Policy GN3 – Criteria for Sustainable Development; and

Policy EN4 – Preserving and Enhancing West Lancashire's Cultural and Heritage Asset's

5.3. The following Supplementary Planning Documents (SPD's) are also relevant to this application:

- Design Guide (January 2008)
- Development in the Green Belt (October 2015)

5.4. The NPPF reiterates the statutory requirement that planning applications must be determined in accordance with the local plan unless material considerations indicate otherwise. The following Chapter's of the NPPF are relevant –

- Chapter 2 Achieving Sustainable Development;
- Chapter 12 Achieving well-designed places;
- Chapter 13 Protecting Green Belt land;
- Chapter 16 Conserving and enhancing the historic environment.

6. PLANNING CONSIDERATIONS

Design, Layout and Scale

- 6.1. Policy GN3 of the Local Plan provides guidance on how the Council assess proposals regarding the design, layout and scale of a development. In addition, the Supplementary Planning Document 'Design Guide' establishes the design principles and expectations that the Council have when considering planning applications.
- 6.2. The proposed extension is purposefully minimal and contemporary in design. It has been carefully designed to contrast with the existing dwelling, in terms of form and architectural style. The design does not attempt to mimic the earlier architectural period, but instead takes features from the host building and interprets them in a contemporary manner. We consider that this creates an interesting dialogue between the old and the new and provides a clear definition between the older host dwelling and the new addition. The incorporation of a flat, grass roof will assist in seamlessly assimilating the extension into its surroundings.
- 6.3. When designing the proposed extension, the overall scale has been a critical consideration. The design team have been mindful that anything too small would perhaps look minuscule in comparison to the host dwelling whilst anything too large could compete with the host dwelling. The size of the proposed extension has been reduced from the initial pre-application scheme and we now consider that this is of a proportionate size in relation to the host dwelling and its setting.
- 6.4. Finally, the proposed extension utilises high quality materials that we consider will add to the quality of the host property. We believe that this approach, together with the minimal form of the extension and rigorous detailing, will provide a successful addition that will not detract from the character of the existing house. Indeed, within the supporting Heritage Appraisal, it is noted that this is *"supportive of a simple and uncluttered addition."*

- 6.5. Regarding the conversion of the existing garage to living accommodation, only minor fenestration alterations are proposed to the garage of which we consider to be acceptable.
- 6.6. On this basis, we are of the view that the proposed design, layout and scale of the proposals are acceptable.

Impact upon Listed Building

- 6.7. Owing to the grade II listing of the property, a Heritage Appraisal has been undertaken to support the planning application and listed building consent.
- 6.8. Section 16 of the NPPF relating to 'Conserving and Enhancing the Historic Environment' is relevant to the consideration of the proposed development.
- 6.9. Paragraph 199 of the NPPF states - *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.
- 6.10. Policy EN4 of the WLLP advises that there will be a presumption in favour of the conservation of designated heritage assets. Development will not be permitted that adversely affects listed buildings, SAM, a conservation area, historic park or garden or archaeological remains. This policy also advises that development affecting the historic environment should seek to preserve or enhance the heritage asset and any features of special interest.
- 6.11. Comments made in the pre-application response in relation to the proposed extension stated that -

Para. 6.7 - Any proposed extension to the property should be subservient in height, scale, volume and massing. The existing plans show an extension which does not meet these criteria and therefore, the proposal requires amending. It is positive that the proposed extension is accessed from a later extension to the rear of the Sanderson House Farm and the lightweight contemporary glazing will provide a clear differentiation between the old and

new. I would be supportive of a glazed link from the house to the extension. However, I am of the view that the extension needs to be reduced significantly in footprint to be subservient to the principal house.

6.12. As previously mentioned within this Statement, the proposed extension has been reduced to a smaller footprint from that of the original pre-application submission, whilst retaining the proposed glazed link between the old and new.

6.13. The previous GIA of the extension tabled under the original pre-application was 87m². It has now been reduced to 72m², of which we consider to be a considerable amount. We are therefore of the view that the proposed extension will clearly read as a subservient addition to the main dwelling and will not compete with the significance of the existing listed building. This is endorsed in the Heritage Appraisal which notes that –

“Overall, the design, including the flat roof rather than pitched, is such that the proposed extension remains subservient to the main building. The glass link provides a strong degree of separation between the farmhouse and the proposed kitchen, thus allowing clear interpretation between historic fabric and the proposed modern addition. The proposals are clearly modern in their design but do reflect the historic nature of the building with the inclusion of similar materials”.

6.14. The Heritage Appraisal also states at its conclusion that –

“The proposals to extend the building are consistent with the history of Sanderson House Farmhouse which has undergone numerous phases of development over time. These developments have taken place due to changes in living standards becoming increasingly adopted by society. The proposals are similar in nature and will complement the existing functionality of the building whilst ensuring the enjoyment of its historic features for the future. The obvious distinction here is that these proposals have been developed in a considered manner and present little risk of harm arising to the extant historic fabric.

The proposals therefore represent the ongoing evolution of a historic building and are an exemplar in design. The scheme constitutes

sustainable development as defined by the NPPF via the sympathetic adaptation of an important historic building. As such, the optimum viable use of the building will be achieved and the heritage significance for which it was first listed will remain largely intact”.

6.15. Consequently, the proposals will not cause any harm to the listed building, and in fact, we are of the view that the building will be somewhat enhanced.

Green Belt

6.16. The application site is located within the Green Belt.

6.17. Paragraph 145 of the National Planning Policy Framework (NPPF) states that Local Planning Authorities (LPA’s) should regard the construction of new buildings in the Green Belt as inappropriate development. However, it does state that an exception to this is:

“the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”.

6.18. Considering the above, the proposed extension is ‘in principle’ acceptable provided it does not result in disproportionate additions over and above the size of the original dwelling.

6.19. The NPPF does not provide any definition of what ‘disproportionate additions’ would constitute, however, the Council’s Supplementary Planning Document (SPD) relating to ‘*Development within the Green Belt*’ is helpful on this point.

6.20. The Council’s Green Belt SPD states that extensions to buildings within the Green Belt are acceptable providing that:

(b) The total volume of the proposal, together with any previous extensions, alterations and non-original outbuildings, would not result in an increase of more than 40% above the volume of the original building;

The SPD also states that – *“This figure of 40% is provided as a guide only”.*

- 6.21. This planning application is supported by a Green Belt assessment (within the Design and Access Statement). This outlines the following volume calculations:
- Original house – 960m³
 - Previous extensions (incl. garage) – 295m³
 - Proposed extension – 260m³
 - Overall Proposed – 1515m³
- 6.22. This equates to a 57% increase upon the original volume of the property and therefore above the 40% guideline contained within the Green Belt SPD.
- 6.23. Notwithstanding this, volume calculations are only one way of determining the appropriateness of a development in the Green Belt. Consideration must also be given to the design, form, scale, siting and appearance of the proposed extension.
- 6.24. In this instance, the proposed extension is single storey in height and will have a flat, grass roof, therefore keeping its upwards presence to a minimum (3m – 3.1m high). This is further assisted by the existing site levels which are distinctly lower in this part of the application site, particularly when compared to the levels of the adjacent detached garage. Consequently, the proposed extension will appear somewhat ‘sunken’ in context with the existing dwelling and detached garage.
- 6.25. Along with the above, the footprint of the proposed extension has been confined so that it infills an existing gap between the existing rear elevation of the dwelling, the gable wall of the garage and the hedgerow boundary and neighbouring buildings to the north. In doing so, the extension will not extend any further out than the existing built form on the site. It will essentially partly infill a gap within the domestic curtilage.
- 6.26. On this point, it is prudent to highlight planning permission 2018/1266/FUL which was for a single storey flat roofed side extension at the neighbouring property located to the front of the site known as Harrock Hill Barn. Paragraph 6.7 of the that Delegated Officer’s Report states that –

*“The side extension approved under 2018/0471/FUL would amount to a volume increase of about 18.5% from the original building. The proposed side extension would be an extra 15.1%, thereby being less than 40% overall. Whilst the extension would have a projection of some 6m to the side, a minimum gap of 1.5m would be retained between the extension and the garage. Overall I am satisfied that the scale and design would not unduly detract from the openness of the Green Belt when viewed in the context of the wider site and existing permissions, particularly as the proposed extension **“fills a gap”** between the garage and the dwelling, rather than encroach further out into an open area. Therefore I am satisfied that the proposal would not result in disproportionate additions to the host building and would not result in harm to the openness of the Green Belt”.*

- 6.27. We fully acknowledge that the proposed extension under this application will increase the volume to more than 40%. However, like with the comments quoted above in respect of application 2018/1266/FUL, we consider that the exact same can be said about the proposed extension and it ‘filling a gap’ between the existing garage, the rear wall of the existing property and the buildings located to the north of the site at neighbouring Sutton’s Farm. In addition, there will be no encroachment further out into the open land to the west and the proposed extension will be enclosed on three of its four sides.
- 6.28. We would therefore hope that the Council are consistent in its approach and consider that the proposed extension will not represent a disproportionate addition to the property and will not harm the openness of the Green Belt like the view that was adopted by the Council in respect of the neighbouring application at Harrock Hill Barn.
- 6.29. Furthermore, as discussed previously in this Statement, the overall scale of the extension has been an important factor in the design process, wherein an extension of a smaller size would not sit well with the scale of the listed building.

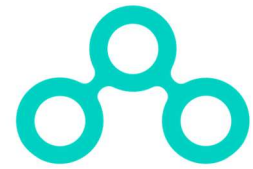
Residential Amenity

- 6.30. Although the application property is set within a group of residential properties, owing to the positioning of the extension at the rear of the property, it will not

result in any detrimental impact upon the living conditions of the neighbouring occupants.

7. CONCLUSION

- 7.1. Sanderson House Farm is a large Grade II Listed building that is used as a family home. To provide additional internal space for the applicants and their family, they require an extension to the property at ground floor level.
- 7.2. This extension has been carefully designed so to respect and protect the historic building whilst presenting a well-designed contemporary addition to the property which will enhance this heritage asset.
- 7.3. The overall scale of the extension has been reduced since earlier pre-application discussions with the Council and we consider that the size of the proposed extension is proportionate to the host building and will remain subservient to it.
- 7.4. Regarding the impact upon the Green Belt, we do not consider that the proposed extension (along with previous extensions) represents a disproportionate addition to the original dwelling.
- 7.5. Overall, we consider that the proposed extension successfully balances the policy requirements when extending a listed building within the Green Belt and should be supported by the Council.



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