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# Appeal Decision

Site visit made on 2 August 2018

**by F Rafiq BSc (Hons), MCD, MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 21<sup>st</sup> August 2018

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## **Appeal Ref: APP/T2350/D/18/3201775**

### **1 High Cliffe Greaves, Grindleton, BB7 4RU**

- 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 & Mrs Lister against the decision of Ribble Valley Borough Council.
  - The application Ref 3/2018/0153, dated 26 February 2018 was refused by notice dated 25 April 2018.
  - The development proposed is to remove conservatory, increase size of extension, ground & first floor, re-build in natural stone with blue slate roof.
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### **Decision**

1. The appeal is allowed and planning permission is granted to remove conservatory, increase size of extension, ground & first floor, re-build in natural stone with blue slate roof at 1 High Cliffe Greaves, Grindleton, BB7 4RU in accordance with the terms of the application, Ref 3/2018/0153, dated 26 February 2018, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan No. 3389/102, Elevations No. 3389/100A and Floorplans No. 3389/101.
  - 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.

### **Main Issue**

2. The main issue is the effect of the proposed development on the character and appearance of the host building and the area's landscape, including its location within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

### **Reasons**

3. The appeal property is an end terrace dwelling, which is situated beyond the settlement boundary. It forms part of a small group of buildings within the countryside, where the surrounding land is open and in the main, gently
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sloping. This provides views across the undulating landscaping and gives the area an attractive rural character.

4. The appeal property is two storeys at the front facing the road but due to the change in levels, is three storeys to the rear. The proposal seeks to replace the existing conservatory with a side extension of a broadly similar scale. The Council have raised concerns in relation to the hipped roof form of the property. I acknowledge that this would be different to the gable roof of the main dwelling, but given the roof form on the existing conservatory, I do not consider this would be unduly harmful or appear as an incongruous feature.
5. A similar concern has been raised in relation to the proposed windows not being in keeping with the main dwelling. The Appellant submitted amended drawings in this respect during the course of the application. I was able to see some variation in the size of windows on the terrace, but given the large elements of glazing on the current conservatory, I do not consider that they would be unsympathetic to the host building and area. I also note, as the Appellant states, that the proposed development would utilise natural materials. This would ensure that the extension would better assimilate with the host dwelling and result in an improvement over the existing conservatory structure.
6. In view of this, I conclude that the proposal would not unacceptably harm the character and appearance of the host building or the AONB. It would not therefore conflict with Policies DMG1 or DMH5 of the Council's Core Strategy, which seek, amongst other matters, high standards of design. It would also not conflict with Paragraph 172 of the National Planning Policy Framework, which states that great weight should be given to conserving the landscape and scenic beauty in AONB's.

### **Conclusion**

7. For the reasons given above and having taken into account all other matters raised, I conclude the appeal should be allowed.

### **Conditions**

8. In addition to the standard time condition, a condition is needed to secure compliance with the approved plans, for the avoidance of doubt and in the interests of proper planning. I also consider a condition to be necessary to secure matching materials in the interests of the appearance of the building and the area.

*F Rafiq*

INSPECTOR