



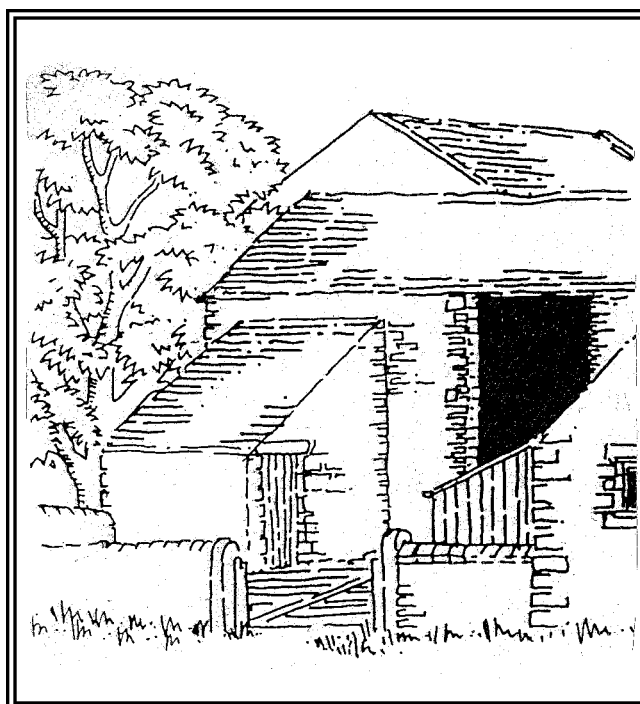
**BLACKBURN**  
*with*  
**DARWEN**  
BOROUGH COUNCIL

**SUPPLEMENTARY PLANNING GUIDANCE**

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# Agricultural Buildings

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**BLACKBURN WITH DARWEN  
BOROUGH LOCAL PLAN**

## **SUPPLEMENTARY PLANNING GUIDANCE**

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This is one of a series of supplementary planning guidance notes prepared by the Council to raise awareness of good design and to improve the quality of new development.

The following titles are available from the Council's Technical Services Department at Blackburn and Darwen Town Halls.

### **Residential and Other Related Uses**

1. New Residential Development
2. Extensions for Detached and Semi-detached Houses
3. Extensions for Terraced Houses
4. Community and Other Uses within Residential Areas
5. Residential Institutions

### **Conservation and Design**

6. Listed Buildings
7. Conservation Areas
8. Outdoor Advertisements and Signs
9. Shopfront Design and Security
10. Industrial and Warehousing Buildings

### **Rural Areas**

11. Agricultural Buildings
12. The Conversion of Buildings in the Countryside
13. Village Appraisals

### **Natural Environment**

14. Landscaping and Wildlife Habitat Creation
15. Species Protection

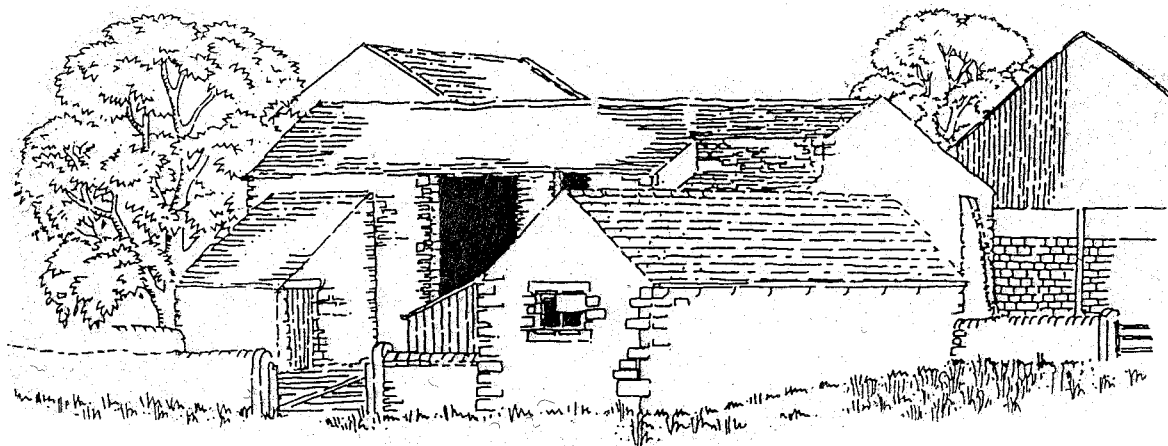
## AGRICULTURAL BUILDINGS

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The development and maintenance of a healthy farming economy is essential to the national interest and the appearance of the countryside. The Council is aware that the agricultural industry needs to be flexible in order to adapt to changing market conditions.

In order to be able to control details of their siting, appearance and design, all new agricultural buildings are subject to planning control either as full planning applications or as determinations as to whether the prior approval of the Planning Authority will be required for the siting, design and external appearance of the building. The latter determination now brings buildings which formerly would have been erected under permitted development rights under planning control. Other structures such as slurry tanks and silos will be subject to the same considerations.

Permission will be granted, or prior approval will be given, for the erection of an agricultural building where its siting, design or external appearance does not have a detrimental impact on visual amenity or the landscape character of the area (Policy LNC1). Agricultural dwellings will be determined in accordance with the criteria set out in Policy RA10.



*Traditional group of farm buildings.*

### **Siting**

The siting of a new agricultural building can have a considerable impact on its location and the surrounding landscape. Developments should be incorporated into the landscape without compromising the functions they are intended to serve. It is preferable to try and locate new buildings within existing groups and to attempt to orientate them at different angles where this is practically possible to reduce the areas of impact to a minimum.

Where new large farm buildings cannot be contained within an existing complex or group of older buildings, they should where practical be kept to low-lying ground and near to existing tree groups. This should ensure that they do not protrude above the skyline and allow established foliage to help screen the buildings from distant views or to assist in softening their rigid outline. On sloping sites buildings should be set into the slope if cost allows.

While a well sited building may benefit from some additional screening, the visual impact of a poorly situated one cannot easily be reduced. In some cases a minor repositioning or realignment can considerably improve the proposal.

### **Design and appearance**

Local Plan Policy HD1 establishes broad design principles to ensure that new buildings achieve the highest possible standard of design and contribute to improving the Borough's environment. You will also need to consult Policy RA11 which sets out specific requirements for the design of rural development.

Agricultural buildings must be designed for agricultural purposes. The choice of shape and colour of a new building can help to avoid very damaging impacts on the appearance of the countryside. Roof shapes can be particularly helpful in this respect and irregular pitched roofs, with the lower slopes following natural ground curves where contours permit, can help to reduce the overall impact. In general, the lower a building is the better it follows the contours of the ground and "sits" in the landscape.

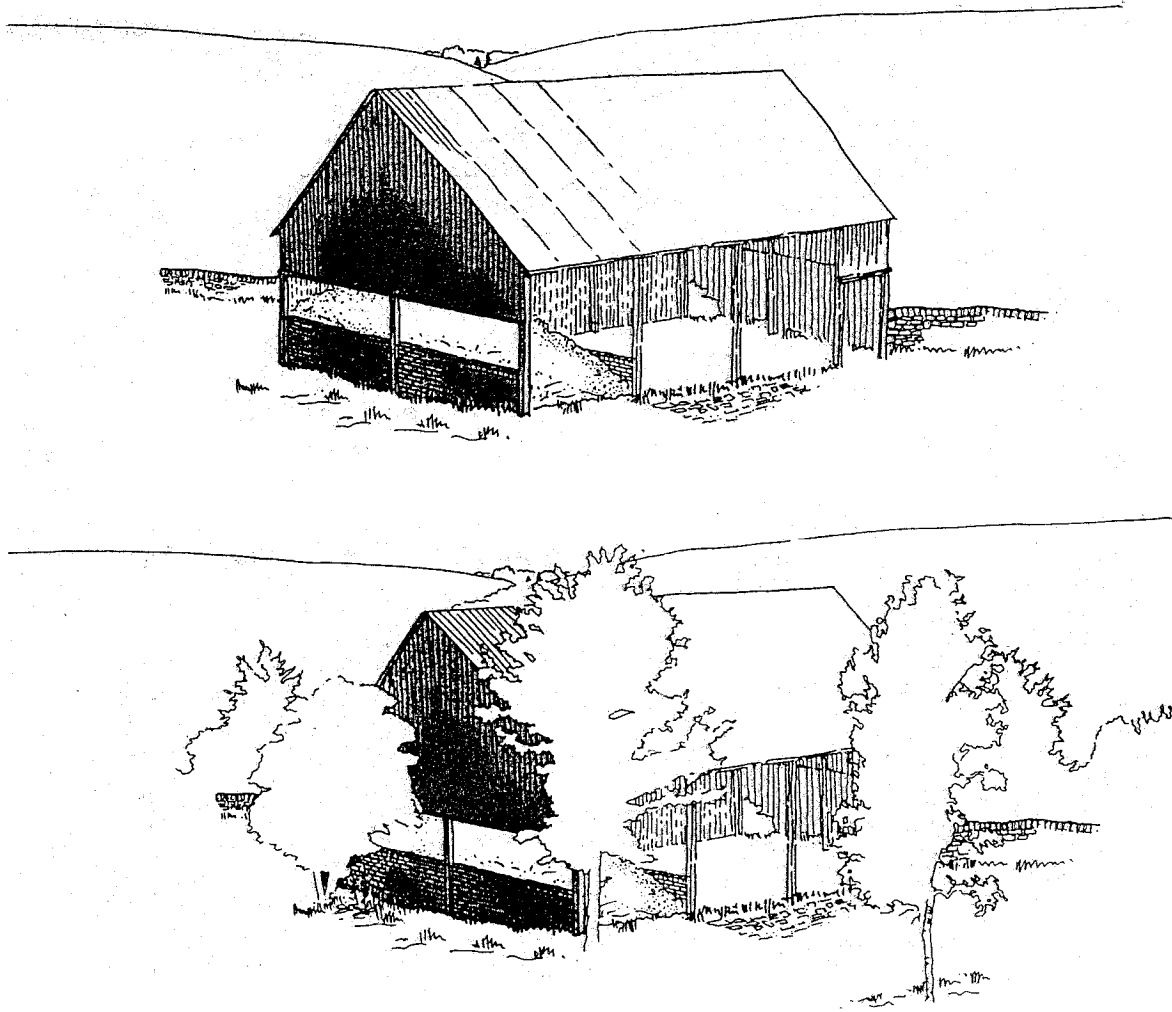
Colours should be chosen to be compatible with the rural setting, not to camouflage the building, but to allow it to relate to existing buildings. Careful choice of colour reduces the apparent scale of a large agricultural building. For example, if the roof of a building is darker than the walls, its visual impact on its surroundings is reduced. However, where the building is located against the skyline, lighter coloured roofs may be preferable. The use of reflective materials should be avoided. Dark brown or dark green coated steel cladding for walls has generally been found to be satisfactory for new farm buildings in the Borough.

If large modern farm buildings must be located in exposed positions, the provision of softening landscape features including trees may be requested. Where planting is carried out, it should be restricted to intensive informal groups of trees, indigenous to the locality rather than sparse straight lines which tend to look unnaturally regimented. The fact that part of the building will still be seen is unimportant because the primary concern is to break up its overall mass rather than to conceal it completely.

A single large building may have a greater impact on the countryside than one or more smaller buildings, which can be more easily incorporated into an existing group and provide greater flexibility. Roof overhang reduces apparent scale, as does the use of different materials for roofs and walls. Well designed features such as rainwater downpipes and gutters, ventilators, eaves and gable overhang emphasise the shape of a building.

## AGRICULTURAL BUILDINGS

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*Trees can help reduce the visual impact of buildings.*

## SUPPLEMENTARY PLANNING GUIDANCE

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Further information is available from:  
Development Control Group ☎ (01254) 585638  
Forward Planning and Transportation Group ☎ (01254) 585356



### **BUILDING CONTROL**

- Once you have received Planning Approval you will then need to consider obtaining Building Regulation Approval - Can we help?
- ◆ We are happy to give informal pre-submission advice.
  - ◆ We will deal with your plans quickly.
  - ◆ Our approach is flexible and can be tailored to meet your particular requirements
  - ◆ We will provide a same day inspection service.

**For more information telephone (01254) 585747**