

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:	3/2008/0391/P
Development Proposed:	Conversion and extension of barn to form holiday let accommodation. Revised scheme to cover additional rebuilding work to barn. Approved consent ref: 3/2007/0842/P at High Ellerbeck Barn, Laythams Farm, Back Lane, Slaidburn

CONSULTATIONS: Parish/Town Council

Parish Council - No observations or comments received within the statutory 21-day consultation period.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No observations but previously raised no objections.

County Archaeological Unit – No comments but previously required a condition requiring works to be recorded.

Environment Agency - No observations but previously raised no objections.

Environmental Health: It is requested that consideration be given to the wholesomeness of the private water supply serving the proposed holiday cottage. In particular a sample of water should be taken to ensure that the supply complies with the requirements of the Private Water Supplies Regulations 1991.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control.
 Policy H17 - Building Conversions - Design Matters.
 Policy ENV1 - Area of Outstanding Natural Beauty.
 Policy RT3 - Conversion of Buildings to Tourism Related Uses.
 Policy 20 – Lancashire Landscapes – Joint Lancashire Structure Plan.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Permission was granted in June 2007 for a proposal to convert a stone barn to form one holiday let accommodation located in the Area of Outstanding Natural Beauty in an isolated location. The proposal incorporated a lean-to extension arrangement located at the rear of the property in order to permit additional bedroom facilities. This proposal was considered to be sympathetic in design terms and complied with Council policy in encouraging the use of such buildings for tourism purposes. That scheme was a resubmission of a previously refused proposal that was approved following a modest design alteration and a reduction in the size of the extension.

Permission was then granted for further alterations in October 2007 for an increase in the

2

projection of the proposed ground floor extension from 4.5m to 5.48m, in order to provide space for a plant room for a ground or air source heat pump, in conjunction with under floor heating, to provide a sustainable and low energy approach for the development. It was considered that the proposed extension would still retain the same shape and design of the previously approved proposal (albeit slightly larger), and that as the scheme would be incorporating a renewable/low energy scheme, the amendments and the additional supporting information provided enough justification for the proposal.

This proposal now seeks permission for various alterations to the openings within the building, and also serves the purpose of notifying the Council of which portions of the barn have to be re-built, as they have changed since the original survey was conducted. As such, given the minimal number of opening alterations and that they are actually considered to be an improvement on those approved by the 3/2007/0842/P consent, I do not consider the proposal to have a significant impact on either the character of the original building or on the setting of the Forest of Bowland Area of Outstanding Natural Beauty in which the building sits.

It should also be noted that it has an extant consent as work has commenced on a previous approval.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on residential amenity or highway safety, and has no significant visual impact on the character of the building or on the Forest of Bowland Area of Outstanding Natural Beauty.

RECOMMENDATION: That conditional planning permission be granted.