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SUPPORTING STATEMENT

**IN RESPECT OF A PLANNING APPLICATION FOR
THE PROPOSED CONVERSION OF A BARN TO A
SINGLE DWELLING**

AT

**HUBBERSTY FOLD FARM, COMMONS LANE,
BALDERSTONE, BB2 7LL**

FOR AND ON BEHALF OF:

MR & MRS A THOMPSON

Prepared by: Jennifer Hindle
Our Ref: Tho/509/1307/JH
Date: August 2011



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents

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1. INTRODUCTION, BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

- 1.1 Gary Hoerty Associates has been instructed by Mr and Mrs Thompson of Hubbersty Fold Farm, Commons Lane, Balderstone, BB2 7LL to submit a planning application on their behalf for a proposed residential barn conversion to form a single dwelling at Hubbersty Fold Farm.
- 1.2 The barn has in the past been used for agricultural purposes but is now redundant. The barn is in a poor condition with a number of structural problems. In order to safeguard the future stability of the barn and prevent any further structural damage, Mr & Mrs Thompson have instructed Gary Hoerty Associates, to prepare and submit the above mentioned planning application, which will allow them to undertake the necessary structural repairs and make better use of an existing asset.
- 1.3 We set out within this report the proposed development in more detail, the planning history of the farm, review the application site, set out why we believe the application conforms to the national and local planning policies and why the application should therefore be looked upon favourably.

2. PLANNING HISTORY

- 2.1 Planning history for this site is as follows:
- 2.2 3/2004/1141: Alterations and a two storey and a single storey extension at above property (Re-submission): Approved with conditions 15/12/2004.
- 2.3 3/2004/0616: Alteration and extension to existing dwelling house: Approved with conditions 16/08/2004.
- 2.4 3/1991/0058: Change of use of redundant barn to dwelling house (Re-submission): Refused 28/03/1991.
- 2.5 3/1990/0542: Change of use from redundant barn to dwelling house: Refused 11/09/1990.

3. THE APPLICATION SITE

- 3.1 The application site is situated in open countryside and is rural in nature. The site comprises the barn which is the subject of this planning application along with Hubbersty Fold farmhouse. There is an existing access track used by the farmhouse which leads off Common Lane and directly down to the application site.

4. PLANNING CONSIDERATIONS

4.1 General

4.1.1 In order for the application to be approved it must satisfy, as far as possible, the guidelines provided in planning policy guidance notes/planning policy statements and the relevant policies of the Ribble Valley Districtwide Local Plan (Adopted 1998). The application site is located within an area designated as open countryside as defined within the adopted local plan.

4.1.2 The relevant policies of the local plan are Policy G1 which is a general development policy; Policy G5 which is a policy dealing with development outside the main settlement boundaries; Policy ENV3 which is a policy dealing with development in the open countryside; Policy H2 which is a policy dealing with dwellings in the open countryside; Policy H15 which is a policy dealing with the location of the building to be converted; Policy H16 which is a policy dealing with the building to be converted and Policy H17 which is a policy dealing with design matters.

4.1.3 The main national policy guidance is provided in PPS3: Housing and PPS7: Sustainable Development in Rural Areas. However they do not provide any specific policy guidance in respect of the conversion of barns to dwellings and we do not therefore refer to these documents in any great detail in this report.

4.1.4 We set out below extracts from the relevant documents to assess the application against all the appropriate policies and guidance.

4.2 Ribble Valley Districtwide Local Plan (Adopted 1998)

Policy G1

4.2.1 Policy G1 states:

"All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area."

4.2.2 In determining planning applications a number of criteria will be applied and we consider each of these criteria as follows:-

In determining planning applications the following criteria will be applied:

- (a) *Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.*

4.2.3 It is our view that the proposed development is appropriate in terms of its size, intensity and nature. The existing footprint and scale of the barn will remain unaltered by the proposed development. There is an existing outbuilding which will be rebuilt in order to provide a storage area for the dwelling. There will be the creation of a detached double garage to the proposed east facing elevation and this will be sited on the remains of an additional outbuilding. We consider the proposed development to be in-keeping and sympathetic with the existing buildings and character of the surrounding area.

- (b) *The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.*

4.2.4 There will be no significant extra traffic generation as a result of the proposed development.

- (c) *Developments should make adequate arrangements for car parking (see Policy T7).*

4.2.5 There will be adequate car parking space for the proposed development.

- (d) *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*

4.2.6 The access for the proposed development will be an existing access leading directly from Commons Lane to the application site. This is considered to be an existing safe and suitable access for the purposes of the proposed development.

- (e) *The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.*

4.2.7 The proposed development is for the residential barn conversion of a traditional agricultural building at Hubbersty Fold Farm. The proposal will not alter the size, layout and scale of the existing barn. There are two existing outbuildings which will be incorporated as part of the proposed development in order to provide a storage area for the dwelling and a detached double garage. Of particular importance is the fact that the barn which is to be converted forms part of a group of buildings together with

Hubbersty Fold farmhouse and the proposed development will therefore not be seen in isolation. The original natural stone walls will be retained and a natural slate clad roof will be replaced as part of the proposed barn conversion and any new materials have been carefully chosen in order to protect and enhance the character of the existing barn and to protect the character of the surrounding area.

(f) *Developments should provide adequate arrangements for servicing and public utilities.*

4.2.8 Existing services and public utilities will be used by the proposed development.

(g) *Developments should provide adequate daylighting and privacy.*

4.2.9 We consider that the requirements of this paragraph are met within the design.

(h) *Materials used should be sympathetic to the character of the area.*

4.2.10 The proposed barn conversion will see the retention of the natural stone walls and a natural slate roof. Window and door openings are currently either open or blocked up and the proposed openings will be light oak uPVC set within stone surrounds. There will be a number of new window openings and the exact location of these can be seen on the plans submitted with this planning application. There will be the addition of a number of conservation roof lights in order to allow additional natural light within the proposed dwelling. The buildings are to be converted utilising environmentally friendly technology in the form of an air source heat pump together with solar and photovoltaic panels, and high levels of insulation. We consider, therefore that the materials to be used in the proposed conversion are sympathetic to the character of the original barn and to the character of the local area.

(i) *Developments should not result in the loss of important open space including public and private playing fields.*

4.2.11 There will be no loss of open space as a consequence of this development.

(j) *Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance*

4.2.12 There will be no damage to any SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance as a result of the proposed development.

- (k) *Development should not require culverting, artificial channelling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation.*

4.2.13 There will be no damage to any watercourses as a result of the proposed development.

- (l) *Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements.*

4.2.14 The proposed development will utilise the existing footprint of the barn and the associated outbuildings and so is considered to be economic in the use of land.

- (m) *Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply which will not derogate existing users.*

4.2.15 There will be no effect on the water supply in the area.

Policy G5

4.2.16 Policy G5 states:

"Outside the main settlement boundaries and the village boundaries planning consent will only be granted for small scale developments which are:

- a. essential to the local economy or the social well being of the area; or*
- b. needed for the purposes of agriculture or forestry; or*
- c. sites developed for local needs housing (subject to Policy H20 of this plan); or*
- d. small scale tourism developments and small scale recreational developments appropriate to a rural area subject to Policy RT1; or*
- e. other small scale uses appropriate to a rural area which conform to the policies of this plan."*

4.2.17 The fifth criteria which states that *“other small scale uses appropriate to a rural area which conform to the policies of this plan will be granted consent”*, provides support for the proposed development which can definitely be classed as a small scale use which is appropriate to a rural area and we will demonstrate within this supporting statement that the proposed development conforms to the relevant policies of the plan. As such, we consider the application conforms to the above policy.

Policy ENV3

4.2.18 Policy ENV3 states:

“In the open countryside outside the AONB and areas immediately adjacent to it, development will be required to be in keeping with the character of the landscape area and should reflect local vernacular, scale, style, features and building materials. Proposals to conserve renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area.”

4.2.19 The existing character of the barn will be retained and we consider that any new materials which have been chosen for the barn conversion will be in keeping with the character of the landscape area. The proposed development satisfies the criteria stated within this policy.

Policy H2

4.2.20 Policy H2 states:

“Outside the settlement boundaries, as defined on the proposals map, residential development will be limited to:

- i. Development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area.*
- ii. The appropriate conversion of buildings to dwellings, provided they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need for complete or substantial reconstruction. (see Policies H15, H16 and H17 for further advice).*
- iii. Residential development specifically intended to meet a proven local need. (see Section 5.14 for further advice).*

The impact of proposals on the countryside will be an important consideration in determining all applications. Development should be appropriately sited and landscaped. In addition, scale, design

and materials used must reflect the character of the area, and the nature of the enterprise."

4.2.21 The principle of barn conversions for residential use is clearly accepted in paragraph ii above. We consider the barn to be suitably located and its form, bulk and general design to be in keeping with its surroundings. As such, the proposed development meets with the policy stated above.

Policy H15

4.2.22 Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwellings in situations where:

- (i) there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;*
- (ii) there would be no materially damaging effect on the landscape qualities of the area;*
- (iii) there would be no unacceptable harm to nature conservation interests;*
- (iv) there would be no detrimental effect on the rural economy, and*
- (v) within the AONB the proposal should be consistent with the conservation of the natural beauty of the area."*

4.2.23 The proposed development will not have a materially damaging effect on the landscape qualities of the area rather it will enhance the landscape qualities of the area by protecting the character of the existing building and by utilising materials which are considered to be sympathetic to the local area. There will be no harm to nature conservation interests.

Policy H16

4.2.24 Policy H16 states:

"Conversions of buildings to dwelling will be granted providing:

- (a) the building is structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building, the Council will require a structural survey is submitted with all planning applications. This should include plans of any rebuilding which is proposed;*

- (b) *the building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building;*
- (c) *the character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting;*
- (d) *the building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise."*

4.2.25 The building is structurally sound and capable of conversion without the need for significant changes to its character or appearance, the proposed conversion will provide stability to the external walls from any further structural movement and prevent damage and it's potential loss. The retention of the natural stone walls and a natural slate roof will ensure the protection of the character and appearance of the barn. The proposed use of light oak uPVC window and door openings will improve the existing situation which displays openings that are either blocked up or open to the elements. As such any new materials to be used have been carefully chosen to respect the existing character of the barn. There will be no increase in the floor area of the existing barn and the existing outbuildings will be replaced by a storage area to be used by the dwelling and a detached double garage. We consider that the proposed development meets with the criteria as stated in the policy above.

Policy H17

4.2.26 Turning finally to Policy H17 this states:

"Planning permission for the conversion of buildings will be granted providing:

- (a) *the design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;*
- (b) *the impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;*
- (c) *the access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area."*

4.2.27 As we have already identified within this supporting statement the design and materials to be used in the proposed barn conversion are of a high standard and are in keeping with local tradition. The window and door openings on the whole make use of existing openings. There are a few new proposed window openings which are necessary due to the nature of the barn conversion but these have been kept to a minimum and respect the character of this former agricultural building. The existing access will be used by the proposed development and this is considered to be to a safe standard.

4.2.28 There is further guidance in respect of roofs, window openings and materials provided in relation to Policy H17 as follows:

(a) Roofs

The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain special non-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation.

4.2.29 The existing roof is natural slate but is in a bad state of disrepair and it is proposed to replace the roof with a natural blue slate roof in order to match the existing. The proposed plans for the conversion also specify conservation type roof windows, which are recessed in the roof and have a central glazing bar.

(b) New Openings in Walls

Agricultural buildings are characterised by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors

and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

- 4.2.30 There are several existing window and door openings in the building as shown on the plans submitted with this planning application. A number of new window openings are proposed and these have been chosen specifically in order to allow sufficient light into the proposed dwelling. It is clearly stated above that *"Any additional doors and windows should copy existing patterns."* The style, design and materials to be used in the proposed windows has been chosen to enhance the existing and ultimately provide a new window opening which is sympathetic to the character of the existing building.

(c) Materials

With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminium and plastic are generally unacceptable materials.

- 4.2.31 As has already been highlighted within this supporting statement the existing natural stone walls will be retained and the existing natural slate roof will be replaced by a natural blue slate roof. Therefore the character of the barn will be retained by the proposed development. Any new materials have been carefully chosen in order to protect and enhance the character of the barn and to be in-keeping with the character of the surrounding area.

4.3 Planning Policy Statement (PPS) 3 – Housing

- 4.3.1 PPS3 states that where there is less than a 5 year supply of deliverable sites, Councils should consider favourably planning applications for housing having regard to the Planning Policy Statement (in particular paragraph 69). Paragraph 69 states as follows:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:

- Achieving high quality housing.*
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.*

- *The suitability of a site for housing, including its environmental sustainability.*
- *Using land effectively and efficiently.*
- *Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues."*

4.4 Planning Policy Statement (PPS) 5 – Planning for the Historic Environment

4.4.1 PPS5 confirms in paragraph 6 that planning has a key role to play in conserving our heritage assets and utilising the historic environment in creating sustainable places. The guidance goes on to suggest that the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Paragraph 7 of PPS5 recognises that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPA's should also take account of the wider social, cultural, economic and environmental benefits of heritage conservation. The development proposed in this application will see the conservation of the heritage asset and will represent managed change to the heritage asset which is necessary in order to secure its long term retention.

4.4.2 Policy HE7 of PPS5 sets out a number of general policy principles guiding the determination of applications for consent relating to all heritage assets. Policy HE7.2 suggests, in considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. As the building is not listed and is not in a conservation area whilst it is old it does not have any great significance.

4.4.3 Policy HE7.5 suggests that Local Planning Authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. We believe that the proposed development will make a positive contribution to the character and local distinctiveness of the historic environment as we have already highlighted within this supporting statement. A Heritage Statement is included with the application, which considers the aspect in more detail.

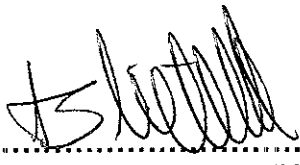
5. OTHER DEVELOPMENT IN THE BOROUGH

- 5.1 We refer to application 3/2010/0208 for the proposed conversion of a barn to one dwelling and erection of a double garage at Eastham House Farm, Clitheroe Road, Mitton, BB7 9PH. This application was approved with conditions on 28th May 2010 under delegated powers. We refer to the Delegated Item File Report for this application which states that *"The barn to which the application relates, is situated on the eastern side of the B6243 within a group of houses and former and active agricultural buildings. The group of buildings is surrounded by fields and the area has a rural agricultural character. Eastham House Farm comprises the farmhouse and the barn which it is proposed to convert together with other agricultural buildings, all of which are within the applicant's ownership."* The circumstances are therefore clearly similar to those in respect of our client's application. The report continues *"As a barn within a group of buildings, in principle its conversion to a dwelling is in accordance with the relevant saved policies of the local plan and the guidance comprised in PPS3 and PPS4."* Clearly the approval of this application establishes very clearly that the principle of the residential conversion of barns is acceptable and there is no reference to any requirement to consider commercial reuse over residential.

6. SUMMARY AND CONCLUSIONS

- 6.1 We consider that we have demonstrated within this report that the proposed development conforms to both the national planning policy guidance and the relevant local plan policies.
- 6.2 The proposed conversion will respect the character of the existing building and any new proposed materials have been carefully chosen to enhance the visual appearance of the barn. The existing floor area of the barn will remain the same in the proposed conversion and the floor area of the two outbuildings will be utilised as additional living accommodation and as a detached double garage. As the building is currently redundant we consider that the proposed development will create a more efficient and visually pleasing use than the existing, without having any detrimental effect on the surrounding area. The buildings are also to be converted utilising environmentally friendly technology, therefore reducing the environmental impact of the conversion.
- 6.3 We have referred to an example of similar development which has been approved recently within the Borough which clearly establishes that the Council accept that the type of development proposed is appropriate.

- 6.4 As we have demonstrated in this report the proposal satisfies the requirements of the relevant policies and we therefore believe the application should be looked upon favourably by the Council.

Signed  Date 02/08/11
Jennifer Hindle BA (Hons)
(For and on behalf of Gary Hoerty Associates)