



RIBBLE VALLEY
BOROUGH COUNCIL

28 NOV 2011

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320110995P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	John	Surname:	Brown
Company name:					
Street address:	c/o Agent		Country Code	National Number	Extension Number
			Telephone number:		
			Mobile number:		
Town/City			Fax number:		
County:			Email address:		
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Stephen	Surname:	Carr
Company name:	Campbell Driver Partnership				
Street address:	Capricorn Park		Country Code	National Number	Extension Number
	Blakewater Road		Telephone number:	01254 297700	
			Mobile number:		
Town/City	Blackburn		Fax number:		
County:	Lancashire		Email address:	stephen@cdparchitects.co.uk	
Country:	UK				
Postcode:	BB1 5QR				

3. Description of the Proposal

Please describe the proposed development including any change of use:

proposed conversion of an existing dwelling and attached annex into two separate residential properties and erection of a single storey double garage

Has the building work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ☒ Yes ☐ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste? ☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you? ☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

random stone and render

Description of *proposed* materials and finishes:

random stone and render

Roof - description:

Description of *existing* materials and finishes:

blue grey slate

Description of *proposed* materials and finishes:

blue grey slate

Windows - description:

Description of *existing* materials and finishes:

clear glazed white timber frame

Description of *proposed* materials and finishes:

clear glazed white timber frame

Doors - description:

Description of *existing* materials and finishes:

white colour timber

Description of *proposed* materials and finishes:

white colour timber

Boundary treatments - description:

Description of *existing* materials and finishes:

natural random stone and timber

Description of *proposed* materials and finishes:

natural random stone and timber

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

gravel

Description of *proposed* materials and finishes:

gravel

Lighting - add description

Description of *existing* materials and finishes:

wall mounted and columns

Description of *proposed* materials and finishes:

wall mounted and columns

Others - description:

Type of other material:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

n/a

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11.153 01 - location plan
11.153 02 - existing and proposed site plan
11.153 03 - existing floor plans
11.153 04 - existing elevations
11.153 05B - proposed ground floor plan
11.153 06B - proposed first floor plan
11.153 07B - proposed elevations
Design and Access Statement
pre-application notes
Heritage statement

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	0	-4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

as existing

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

existing dwelling and attached annex

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

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Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

1

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				1	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

1

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	1

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.99

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

n/a

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

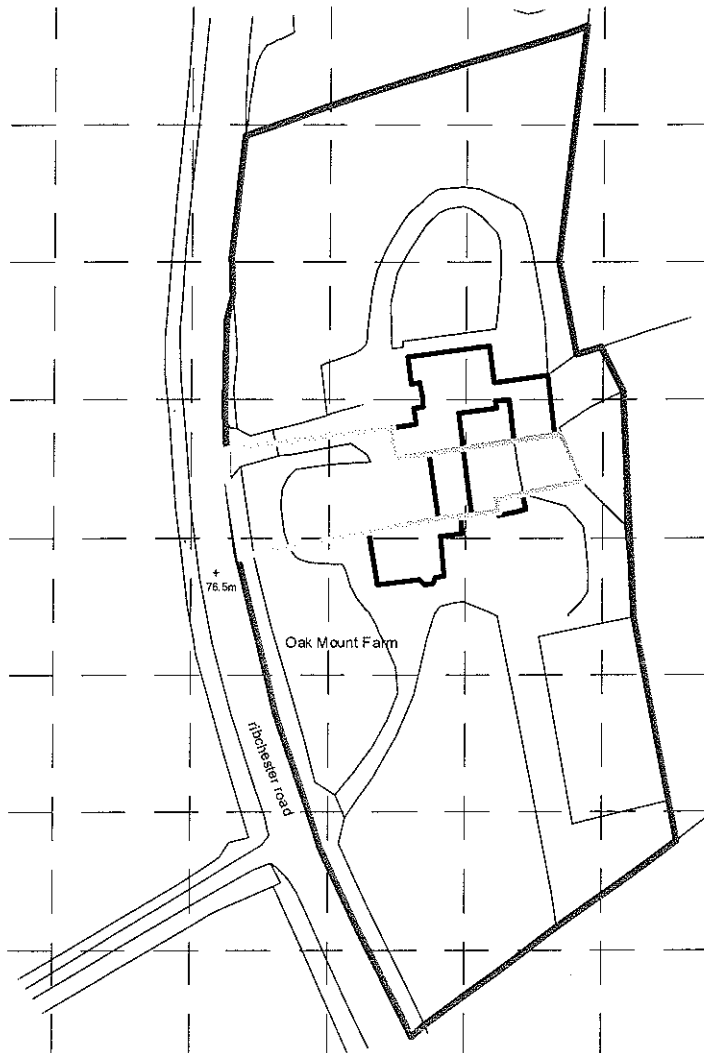
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



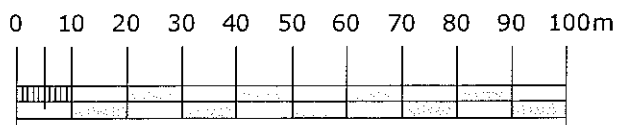
Date

revisions:

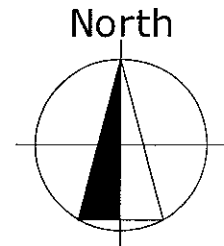
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scale 1:1250



campbell driver partnership

architects designers surveyors

client: mr and mrs brown

project: oak mount farm

ribchester road, dayton-le-dale

sheet: location plan

dwg no: 11.153

01

scale: 1:1250 @ A4

date: 28.09.11

drawn: SC

capricorn park
blackwater road
blackburn bb1 5qr
t: 01254 297700
f: 01254 297701
email: design@cdpartnership.co.uk

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HERITAGE STATEMENT

320110995P

for

**PROPOSED COVERSTION OF AN EXISTING DWELLING AND ATTACHED
ANNEX INTO TWO SEPARATE RESIDENTIAL PROPERTIES AND
ERECTION OF A SINGLE STOREY DOUBLE GARAGE**

at

**OAK MOUNT FARM
RIBCHESTER ROAD
CLAYTON-LE-DALE
BB1 9EY**



directors: david barrowclough ba(hons) dip arch RIBA
ciara naessens dip arch tech MCIAT
stephen carr bsc dip arch RIBA
associates: tony steele bsc(hons) MCIAT MRICS ACIOB
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1.0 **General**

1.1 This Statement is to be read in conjunction with the following architectural drawings:-

- 11.153.01 location plan
- 11.153.02 existing and proposed site plan
- 11.153.03 existing floor plans
- 11.153.04 existing elevations
- 11.153.05B proposed ground floor plan
- 11.153.06B proposed first floor plans
- 11.153.07B proposed elevations

1.2 A pre-application site meeting (ref. No. RV\2011\ENQ\00391) was undertaken with the planners, architect and client on the 4th November 2011 and the outcome of the advice and guidance is noted in a copy of the attached email from the planning officer dated 15th November 2011.

1.3 The site falls outside the village settlement boundaries of both Copster Green and Ribchester and is designated as open countryside under the adopted District wide Local Plan. The proposal seeks to convert an existing dwelling with attached annex building into two separate residential properties by removing a portion of the building that links the dwelling to the annex.

1.4 Ribble Valley Council considers all barns/barn conversion to be non-designated Heritage Assets. Given that part of the building is in fact a converted barn (despite appearance); along with the Design and Access Statement a Heritage Statement is also required. Policy HE 9.1 of PPS5 – Planning for the Historic Environment, should be considered within the Heritage Statement as it states “there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss is a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting, and loss affecting any designated heritage asset should require clear and convincing justification”.

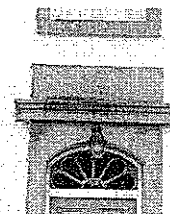
1.5 There are three main periods that have had an impact in the change of Oak Mount Farm over the years from 1877, 1986 and 2003 that has shaped the buildings to its present state.

2.0 **History**

2.1 1877:

Oak Mount Farm was originally built in 1877. As far as we know this would have consisted of the main House facing north south on the site and the barn to the rear facing east west. The outbuilding would have possibly been around this time but the only evidence of this is the quality of the stone and its execution is consistent with the west elevation of the barn.

The Main House is Victorian with an interpretation of the local character in style for this type of building within the local area in the treatment of its proportions and scale. The elevation treatment consists predominately of white rendered walls finish with pitched face stone quoins to the four corners and stone lintels, jambs and cills to the fenestration of the windows and doors.



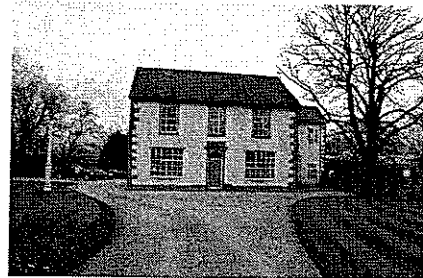
The barn is constructed in a more utilitarian style to be expected for its use has random stone walls and from the few remaining elements the fenestration treatment to the windows was executed with pitched face stone cills and lintels only but the doors also included stone jambs.

The roof treatment to all the building would undoubtedly have been in diminishing stone slates.

Figure 1 shows the house with a main central arched door way and a rectangular window to the left with a bay window to the right to the ground floor. The first floor shows 3 no. evenly spaced rectangular windows. The barn can be seen to rear on the right hand side with the possibility of the outbuilding also shown.



Figure 2 show the change at some point in this period from 1877 to 1986 (date unknown) with the removal of the bay window and the addition of 2 no. metal bow windows that brings the symmetry of the facade to the condition as we know it at present time.



2.2 1986:

This was the period that has had the significant impact on the setting out and character of the main house and barn. The barn was approved and converted into an annex to the layout almost as shown today. The main change was the addition of the first floor windows and the double garage and significant extensions to match the style of the main house with its rendered walls and stone quoins to the north end of the original barn. The link to the main house we understand was by a single storey timber frame building which led direct into what is the kitchen. This was also a period when refurbishment works would have also been undertaken to the main house and the most significant would have been in the change of materials to the roof.



This period also brought the loss of a lot of the original features, character and original materials of the barn. However, there are still elements of the original fabric in the random stone walls to the east and west elevations and original stone lintels, cills and jambs to the doors and windows on the ground floor east elevation.



The first floor windows and external stair have been an unsympathetic addition and contributed to the loss of character of the original barn

2.3 2003:

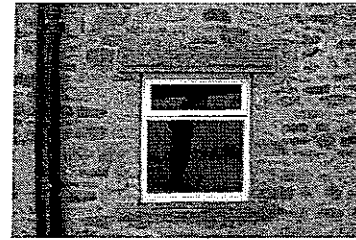
In this period the final extensions have been added to what makes the style and character of Oak Mount Farm in its present condition. This involved the addition of the ground floor snug, first floor master bedroom with balcony and the single storey lean to breakfast room. These extensions allow the link to both the ground and first floor to the annex building and effectively created a semi detached property.



3.0 **Proposed Design Approach**

- 3.1 The design and access statement which accompany this heritage statement provides the full description of the design approach for the proposed conversion into two residential properties.

The significant aspect of the design is to re-use and re-install all the original materials and features to build the gable walls to main house and barn, new window openings, re-position existing windows and erect the double garage and in doing so preserve the original features that are remaining



At this stage it is unknown what original features remain within the roof in terms of purlins rafters, etc as this is at present all covered up. We can assume that there may not be much if any at all going by the works undertaken in 1986. However, the unique opportunity of reducing the volume of the property will hopefully allow for the re-use of the timber materials in the construction of the roof over the single storey shower room and store and possibly the roof to the garage.

The alteration to the Barn building will involve the change in layout to the existing utility room to provide a bedroom, shower room and dressing room.

The Bedroom will involve the re-positioning of 1 no. existing window on the east elevation which is an original feature and a new window to the west elevation. This will be created using one of the windows to be removed from the first floor west elevation. The dressing room will involve the conversion of the small garage. The original roof purlins are exposed and will remain so as a feature to this room along with re-using the random stone and existing widow cills, lintels to build up the garage door with a new window to the dressing room.



The existing garage door, including stone lintels will all be re-used in the new double garage to build most of the door and window openings.

It is the intention of the applicant to re-use all of the materials and preserve original features in the conversion and new build work proposed to create the two residential properties



4.0 **Conclusion**

- 4.1 There is little of the 'original' fabric or character left from the barn, and the proposal does seek to retain those remaining features within the works proposed. Indeed in separating the two buildings, the setting for the main house and barn are actually improved as they can be seen more prominently as individual characters.

DESIGN AND ACCESS STATEMENT

320110995P

for

**PROPOSED COVERSTION OF AN EXISTING DWELLING AND ATTACHED
ANNEX INTO TWO SEPARATE RESIDENTIAL PROPERTIES AND
ERECTION OF A SINGLE STOREY DOUBLE GARAGE**

at

**OAK MOUNT FARM
RIBCHESTER ROAD
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stephen carr bsc dip arch RIBA
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1.3 The site falls outside the village settlement boundaries of both Copster Green and Ribchester and is designated as open countryside under the adopted District wide Local Plan. The proposal seeks to convert an existing dwelling with attached annex building into two separate residential properties by removing a portion of the building that links the dwelling to the annex. In order to assess the principle of this development the following Local Plan Policies are to be considered.

Policy ENV3 Development in Open Countryside

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.

Policy H2 Dwellings in Open Countryside

Outside the settlement boundaries (as this site is) residential development will be limited to the appropriate conversion of buildings to dwellings.

Policy H15 Building Conversions – Location

Planning permission will be granted for the conversion of buildings to dwellings in situations where (amongst others) there would be no materially damaging effect on the landscape qualities of the area and there would be no detrimental effect on the rural economy. The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable.

2.0 **Design**

2.1 Use:

The existing dwelling consists of the original house known as "Oak Mount Farm" with an annex of the restored and converted barn, known as "The Barn at Oak Mount Farm" has been a family home for Mr and Mrs Brown and their family for over the past 8 years. Mr and Mrs Brown shared the dwelling and annex with their daughter and family and since their departure has left a very large property to be managed and lived in by two people.

This has led to the initial decision to put the property up for sale however, by realising the potential to detach the dwelling from the annex provides the opportunity to allow Mr and Mrs Brown to continue to live in their family home with adequate accommodation for their family to visit and stay over. This would then allow a residential property to be become available for sale and being detached would encourage a more appealing desirable property for the housing market within the local area and avoid any confusion to the extent of the domestic curtilage for both properties.

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2.2 Amount:

The existing dwelling and annex are set in grounds with an approximately area of 0.994ha (9,940m²) and accommodates a total of 9 bedrooms with associated en-suites and bathrooms as shown on drawing number 11.153.03. The following areas for the existing and proposed are:

- o The overall ground floor area of the existing dwelling and annex is: 593.5m²
- o The overall first floor area of the existing dwelling and annex is: 369.6m²
- o proposed ground floor for Oak Mount Farm : 214.9m²
- o proposed first floor for Oak Mount Farm : 184.7m²
- o proposed double garage and shed for Oak Mount Farm : 54m²
- o proposed ground floor for The Barn at Oak Mount Farm : 349.8m²
- o proposed first floor for The Barn at Oak Mount Farm : 140m²

Oak Mount Farm will become a 4 bedroom residential property with a total area (excluding the double garage) of 399.6m² and sit within a ground area of approximately 0.545ha (5,450m²). The Barn will become a 5 bedroom residential property with a total area of 489.8m² and sit within a ground area of approximately 0.449ha (4,490m²).

2.3 Layout:

The layout of the proposed two properties will require the removal of a double garage which links the dwelling with the annex at ground floor level and the loss of a first floor bedroom.

A new double garage and shed is proposed for Oak Mount Farm which will be situated at the existing car parking area to the west of the existing building and replaces the loss of the garage and storage to detach the existing building. The existing laundry, part of the remaining garage and single storey small garage will be altered and converted to replace the loss of the first floor bedroom in the annex with a double bedroom and dressing area to the Barn. Externally the existing garden will be divided as shown on drawing number 11.153.02 and 05B with each property already having separate access from Ribchester Road.

2.4 Scale:

The scale of the proposals will be within keeping to the existing buildings and the surroundings and be sympathetic to the character of the existing buildings on the site. This is further emphasised by the reduction in volume of the overall building to clearly help to define the identity of the main house and the barn back to their original scale in both elevation and plan layouts and give recognition back to their original status.

2.5 Landscaping:

The proposals will have no overall impact to the landscaping to the existing surrounding landscape ground but will clearly be divided into two separate gardens by using a combination of natural random stone walls and timber boarded fences to identify the two domestic curtilages for each of the properties.

2.6 Appearance:

The overall appearance for the proposals will be that of two detached residential properties. The advantage of reducing the volume of the building will be to re-use existing wall and roof materials for the alterations to create the two residential properties.

The new double garage and shed will have a similar appearance of stone quoins and rendered walls to be consistent with Oak Mount Farm where as the random stone walls will be applied to the Barn. The proposals will improve the existing setting by establishing both Oak Mount Farm and the Barn to be seen more prominently in their own right as individual buildings.

3.0 **Access**

3.1 Vehicular Access:

The existing building has currently separate gated entrances for both the dwelling and the annex. These two entrances will be retained with the entrance to The Barn will be altered and improved as shown on drawing number 11.153.02 to allow a safer access to the site.

However, exiting from The Barn site will be a shared route through Oak Mount Farm as the LCC currently only allows access into The Barn due to highway safety site lines being inadequate for the speed of the highway in relation to the geometry of the road layout.

Both sites are more than adequate to allow all vehicles entering and leaving the sites to do so in a forward gear.

3.2 Inclusive Access:

The impact of the proposed conversion works will have no impact on the existing main access to both properties.

4.0 **Climate Change**

4.1 At detailed design stage consideration will be given to the most appropriate measures to be adopted as a minimum, the requirements of approved document L1B - Conservation of fuel and power in existing dwellings.

Reasonable provisions shall be made for the conservation of fuel and power by:-

- a. Limiting heat gain and losses:
 - i. through thermal elements and other parts of the building fabric; and
 - ii. from pipes, ducts and vessels used for space heating, space cooling and hot water services
- b. Providing and commissioning energy efficient fixed building services with effective controls; and
- c. Providing the owner/occupier with sufficient information about the building, the fixed services and their maintenance requirement so that the building can be operated in such a manner as to use no more fuel and power than is reasonable in the circumstances

5.0 **Crime Prevention**

5.1 The existing premises both internally and externally has adequate security to the external ground and the building by means of a high wall, automatic entrance gates, and PIR lighting and burglar alarms throughout.

5.2 The existing boundary security will be unaffected by the proposals and the PIR lighting and burglars alarms will be separated and adapted for each individual property.

Stephen Carr [campbelldriverpartnership]

From: Graeme Thorpe [Graeme.Thorpe@ribblevalley.gov.uk]
Sent: 15 November 2011 12:51
To: Stephen Carr [campbelldriverpartnership]
Subject: RE: RE - Oak Mount Farm, Ribchester Road, Clayton-Le-Dale, BB1 9EY

REF. NO. RV2011\ENQ\00391

320110995P

Dear Stephen,

I write in respect of the above enquiry, and I apologise for the delay in responding. As yet, I have not received a formal reply from the County Highways Officer in relation to this scheme, so I will send it on once I have received it. That aside, I can now provide you with the following advice.

The site falls outside the village settlement boundaries of both Copster Green and Ribchester and is designated as open countryside under the adopted Districtwide Local Plan. The proposal seeks to convert an existing dwelling with attached annex building into two separate residential properties by removing a portion of the building that links the dwelling to the annex. In order to assess the principle of this development we must look at the following Local Plan Policies.

Policy ENV3 Development in Open Countryside

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.

Policy H2 Dwellings in Open Countryside

Outside the settlement boundaries (as this site is) residential development will be limited to the appropriate conversion of buildings to dwellings.

Policy H15 Building Conversions – Location

Planning permission will be granted for the conversion of buildings to dwellings in situations where (amongst others) there would be no materially damaging effect on the landscape qualities of the area and there would be no detrimental effect on the rural economy. The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable.

As discussed on site, the Council consider all barns/barn conversion to be non-designated Heritage Assets. Given that part of the building is in fact a converted barn (despite appearance), along with the Design and Access Statement you should also submit a Heritage Statement. Policy HE 9.1 of PPS5 – Planning for the Historic Environment, should be considered within the Heritage Statement as it states “there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss is a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting, and loss affecting any designated heritage asset should require clear and convincing justification”. Clearly in this case I would argue that there is little ‘original’ fabric or character left from the barn, and that the scheme does seek to retain those remaining features within the works proposed. Indeed in separating the two buildings, the setting for the main house is actually improved as it can be seen more prominently in its own right.

In considering the above, the principle of the proposal submitted to convert the existing dwelling and annex into two properties is considered to be acceptable in principle, and in compliance with the above relevant Policies. The proposal submitted is considered appropriate and would be sympathetic to the character of the existing buildings on site.

I hope this advice is useful, but please note this is an officer opinion only and whilst my comments are made for your information and guidance only, they are without prejudice to any recommendation the Council may make on any subsequent application or the ultimate determination thereof. Should you wish to discuss the matter further, please do not hesitate to contact me on the above direct line number or e-mail address.

Kind regards,

Graeme Thorpe BA (Hons) Dip TP MRTPI |

Senior Planning Officer |

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414520 |

F: 01200 414487 |

E: graeme.thorpe@ribblevalley.gov.uk |

W: www.ribblevalley.gov.uk |

From: Stephen Carr [campbelldriverpartnership] [mailto:stephen@cdparchitects.co.uk]

Sent: 15 November 2011 10:41

To: Graeme Thorpe

Subject: RE: RE - Oak Mount Farm, Ribchester Road, Clayton-Le-Dale, BB1 9EY

Hi Graeme,

Further to the pre-application site meeting the client is keen to submit the application as quickly as possible. Can you please provide me with your formal response of this meeting to make sure that I prepare all the necessary drawings and documents you require to determine a decision?

If there is a delay in response from Highways then the client is happy to leave the situation as existing.

Thank you.

Regards,

Stephen

stephen carr
director

campbell driver partnership
capricorn park
blakewater road
blackburn bb1 5qr

t: 01254 297700
m: 07950734409

www.cdparchitects.co.uk



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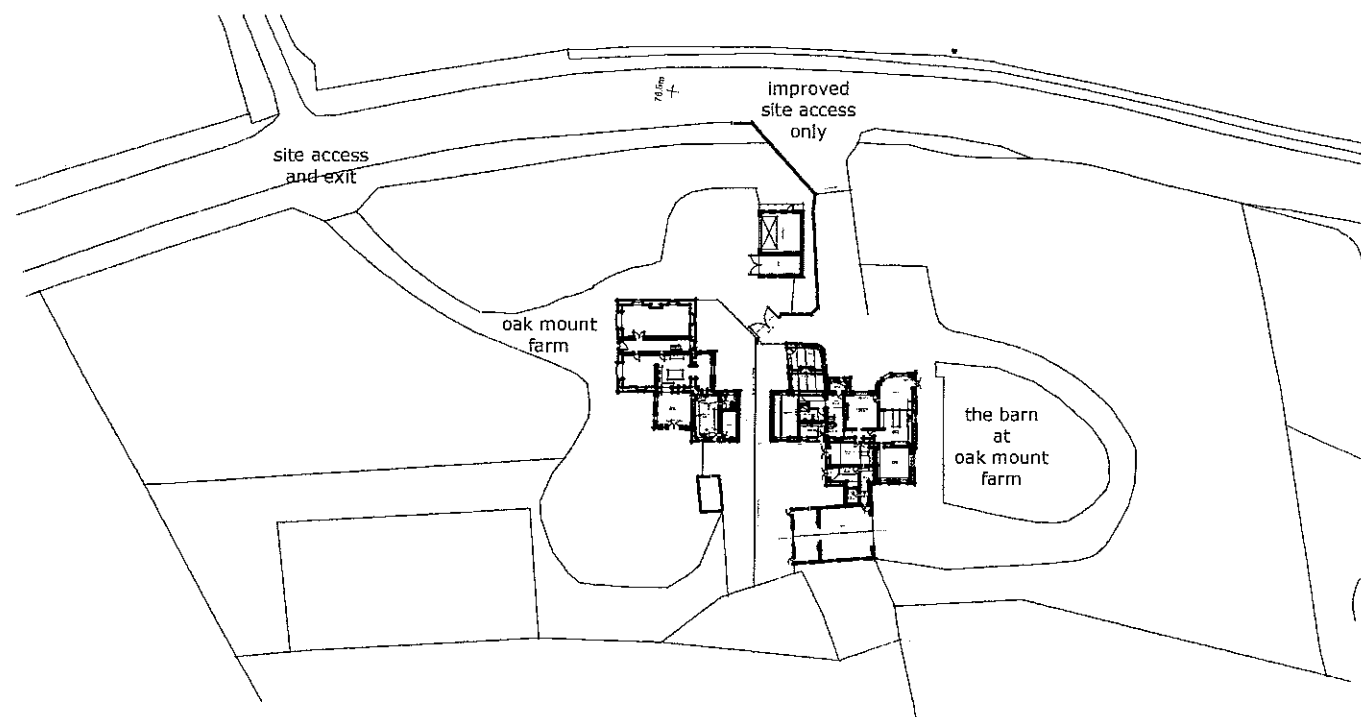
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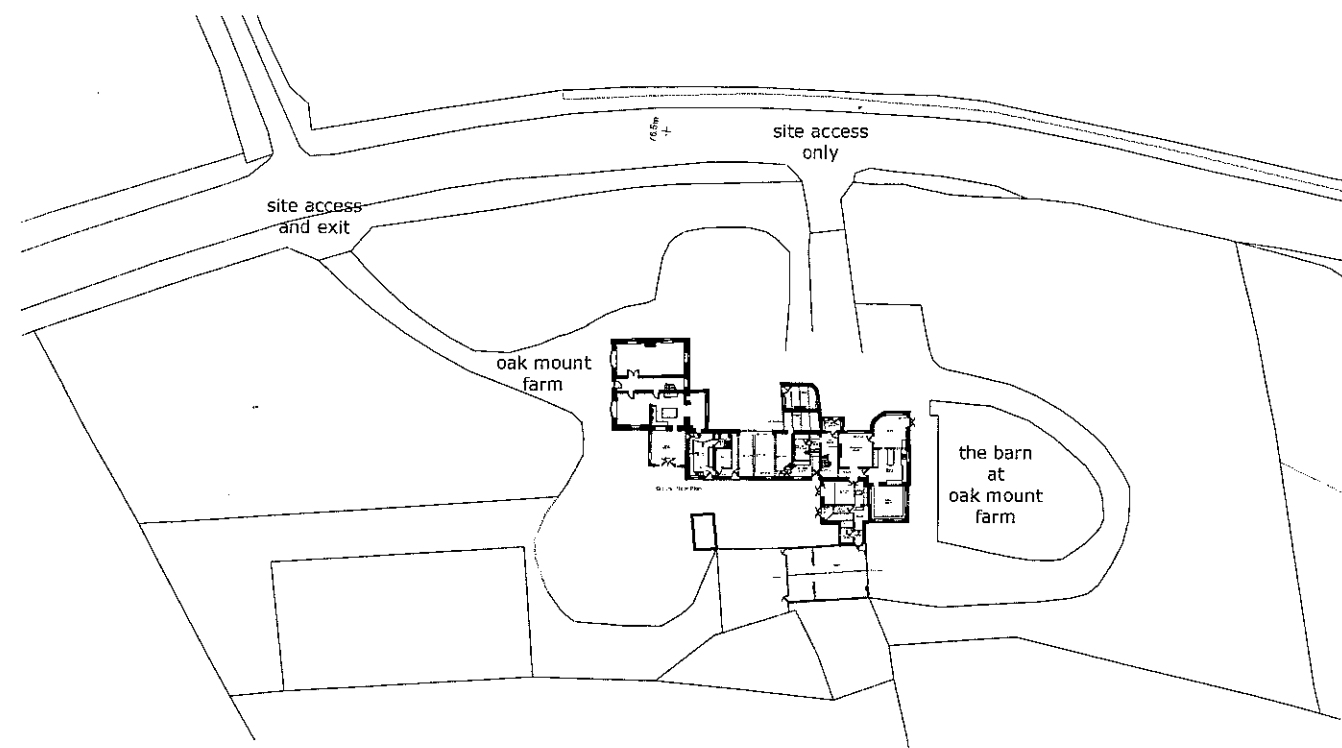
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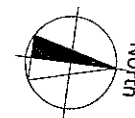
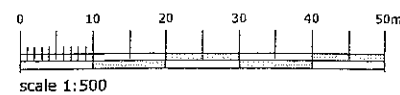
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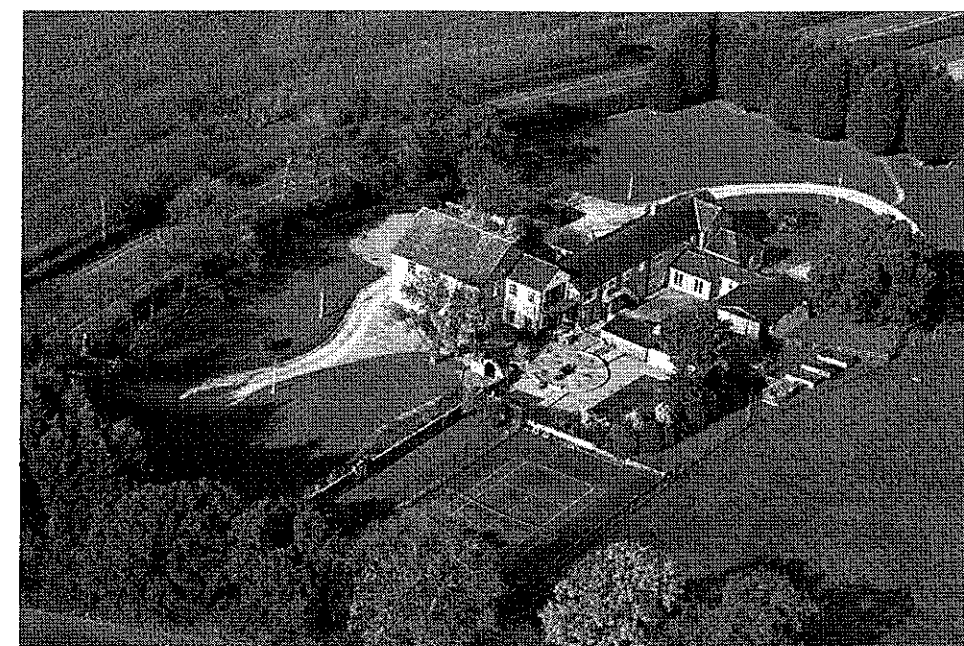
proposed site plan



existing site plan



320110995P



existing site photograph

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architects designers surveyors

client: mr and mrs brown

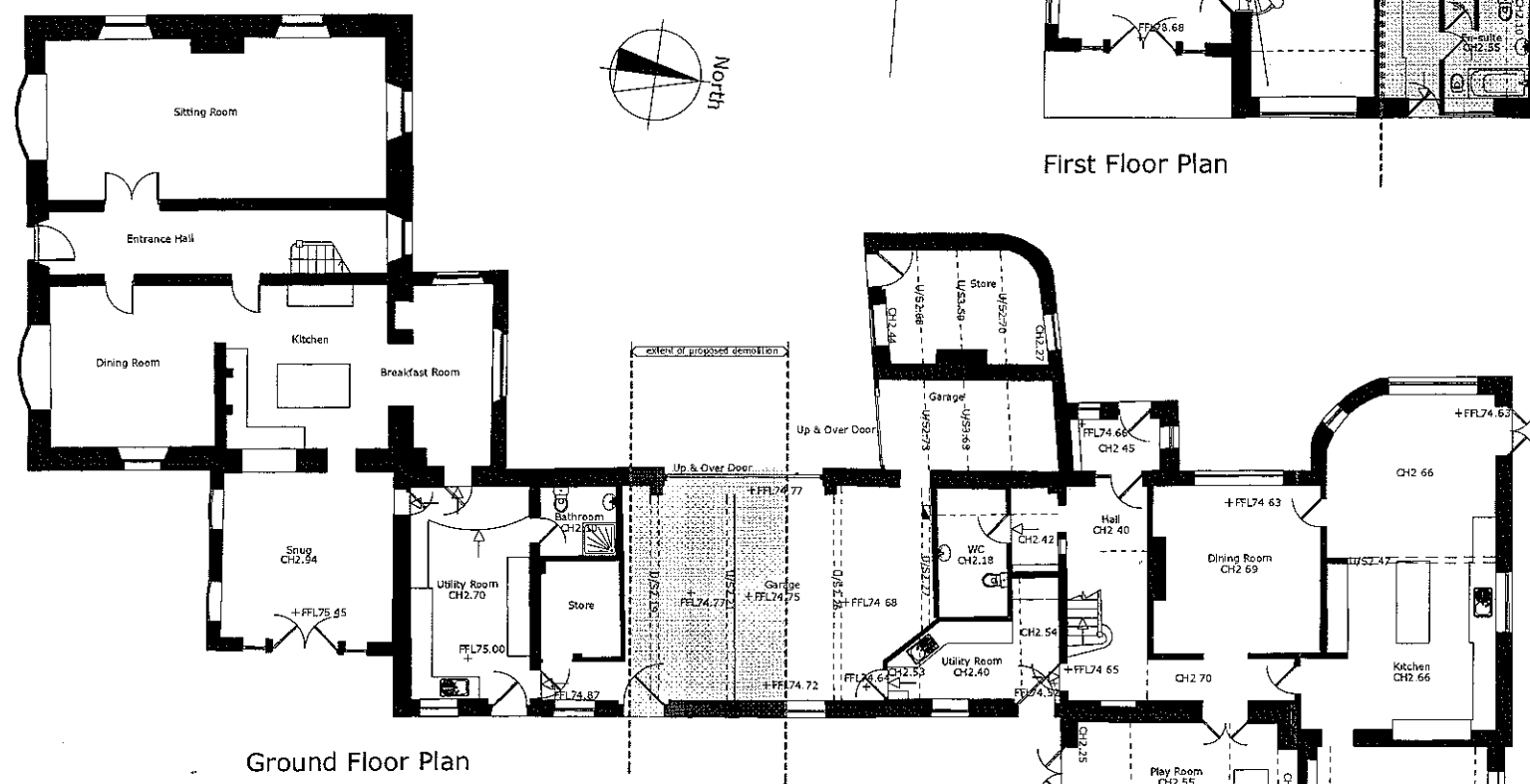
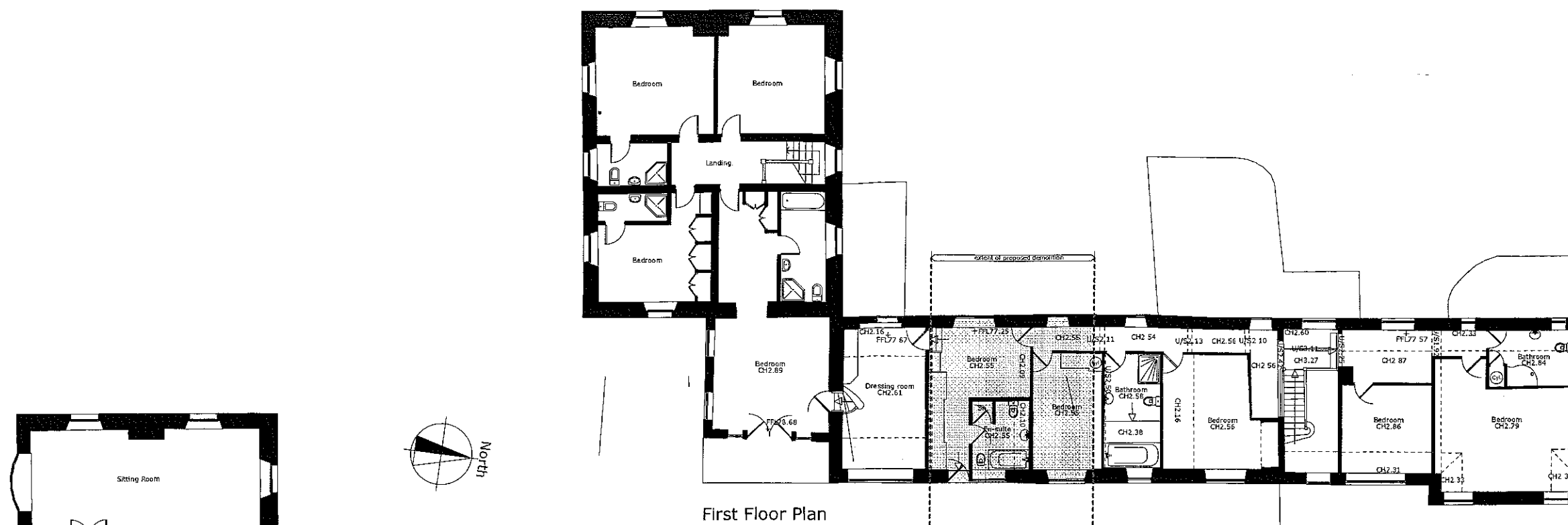
project: oak mount farm

ribchester road, dayton-le-dale

sheet: existing and proposed site plan

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date: 28.09.11
drawn: SC
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architects designers surveyors

client: mr and mrs brown

project: oak mount farm
ribchester road, dayton-le-dale

sheet: existing floor plans

dwg no: 11 153	03	A
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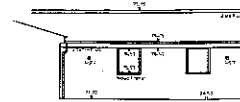
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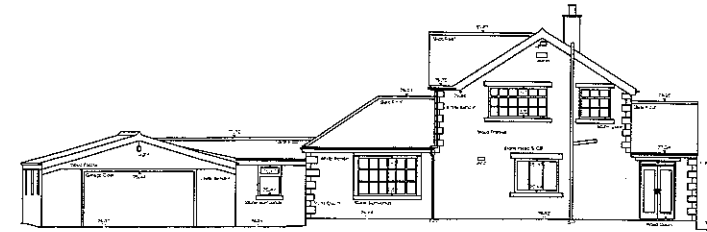




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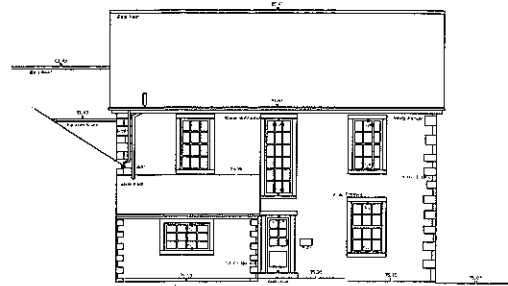
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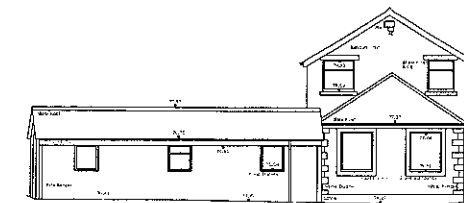
oak mount farm



Elevation 4



Elevation 5

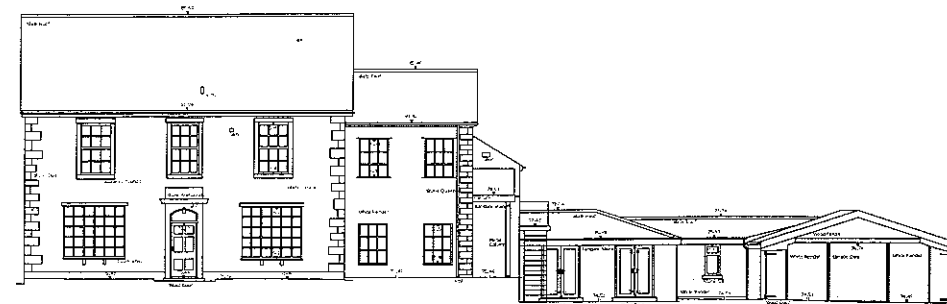


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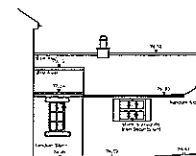


the barn at oak mount farm

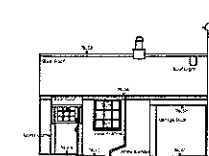
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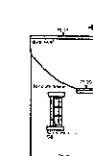
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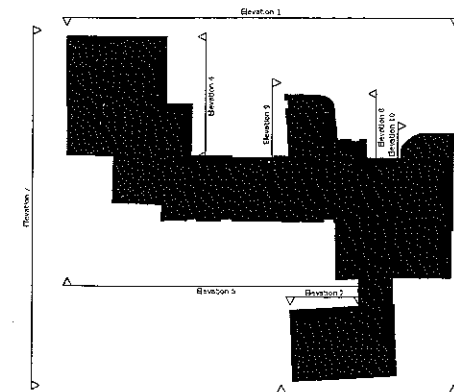
Elevation 8



Elevation 9



Elevation 10



scale 1:100

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architects & engineers & surveyors

for: mr and mrs brown

site: oak mount farm

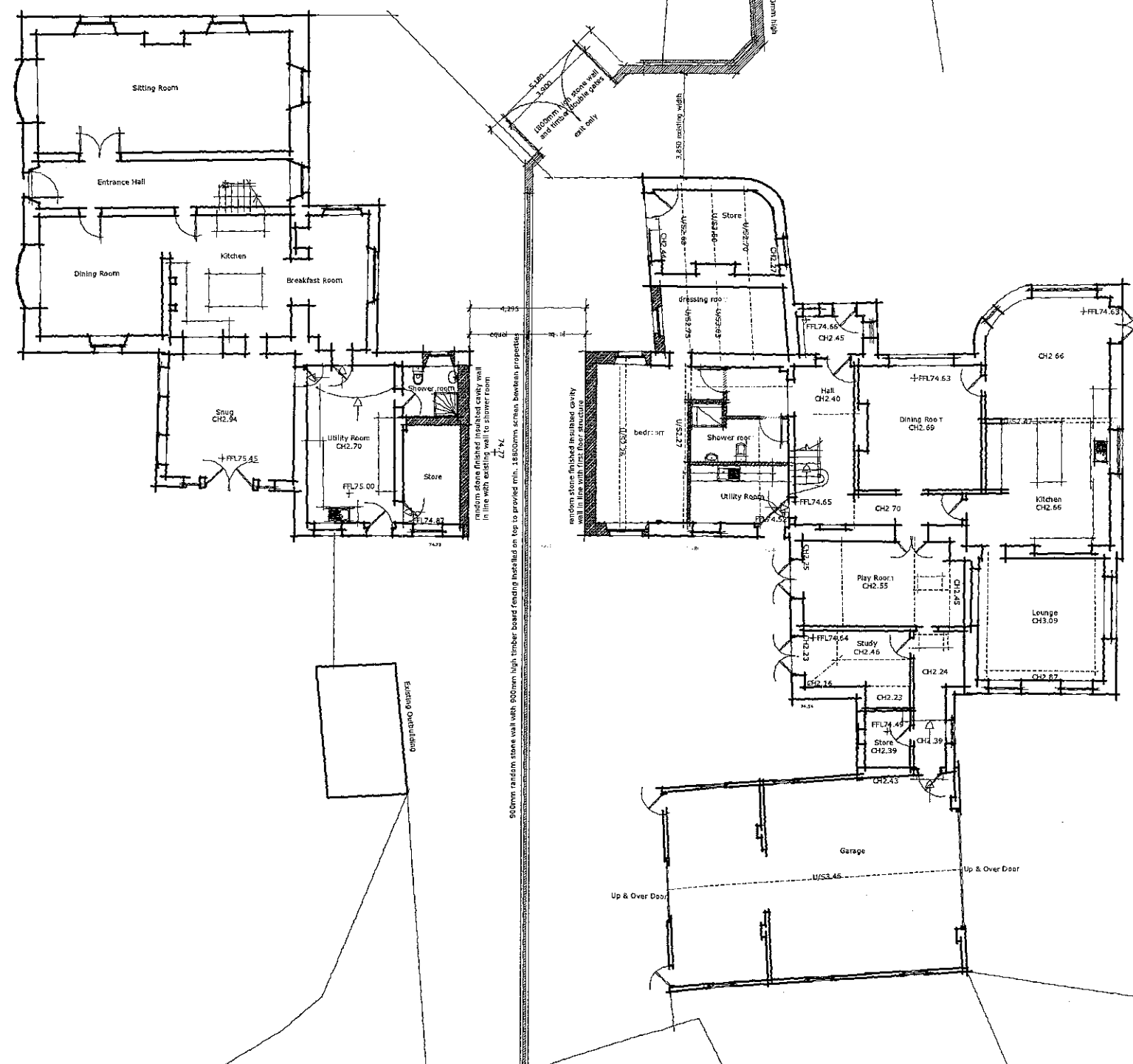
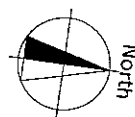
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type: existing elevations

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date: 28.09.11	checked by: msc
drawn by: gms	checked by: msc
drawn by: gms	checked by: msc

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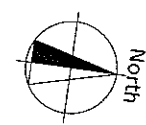
client: mr and mrs brown

project: oak mount farm
ribchester road, dayton-le-dale

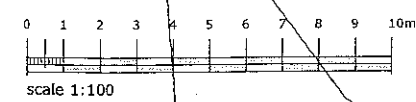
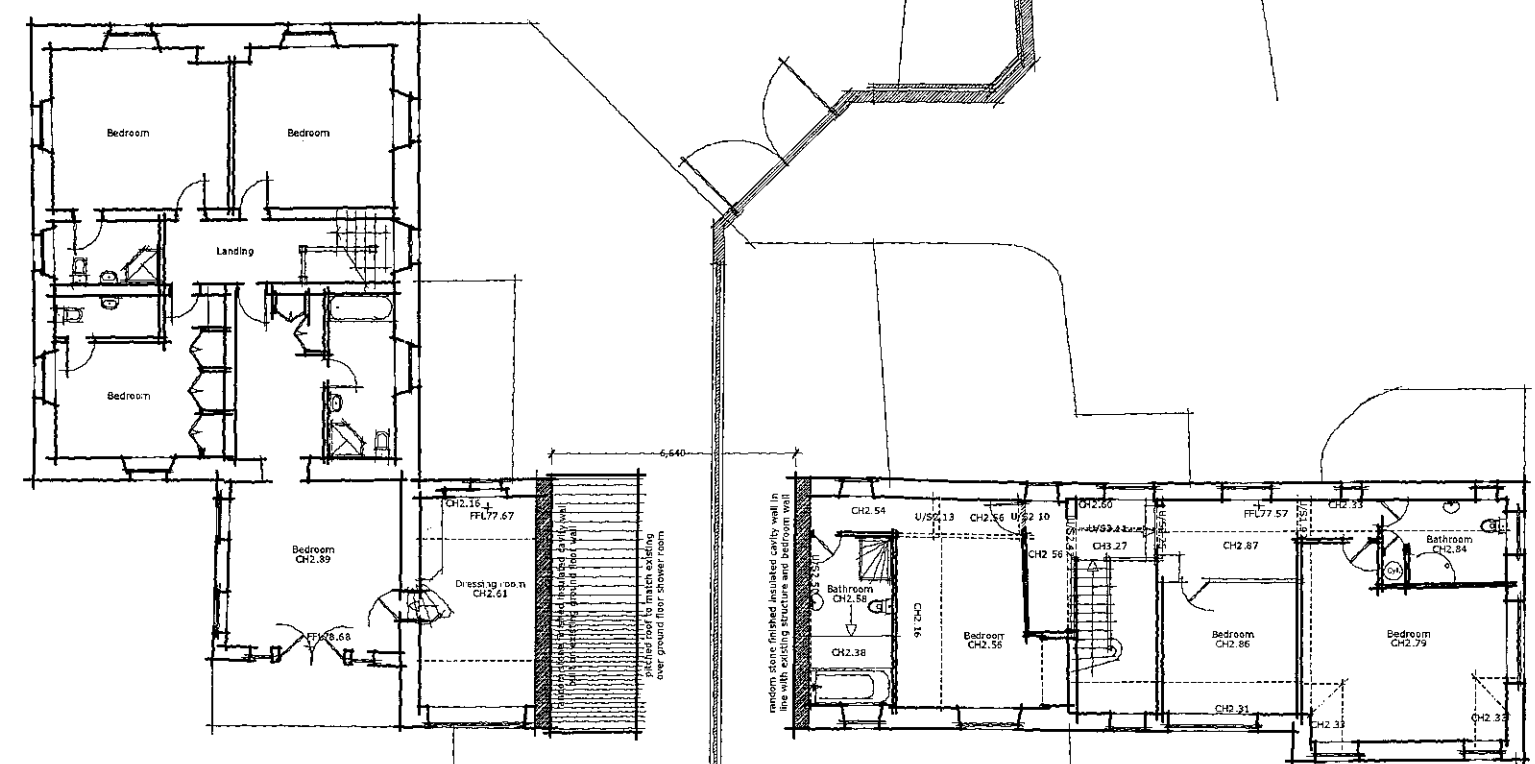
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client: mr and mrs brown

project: oak mount farm
ribchester road, dayton-le-dale

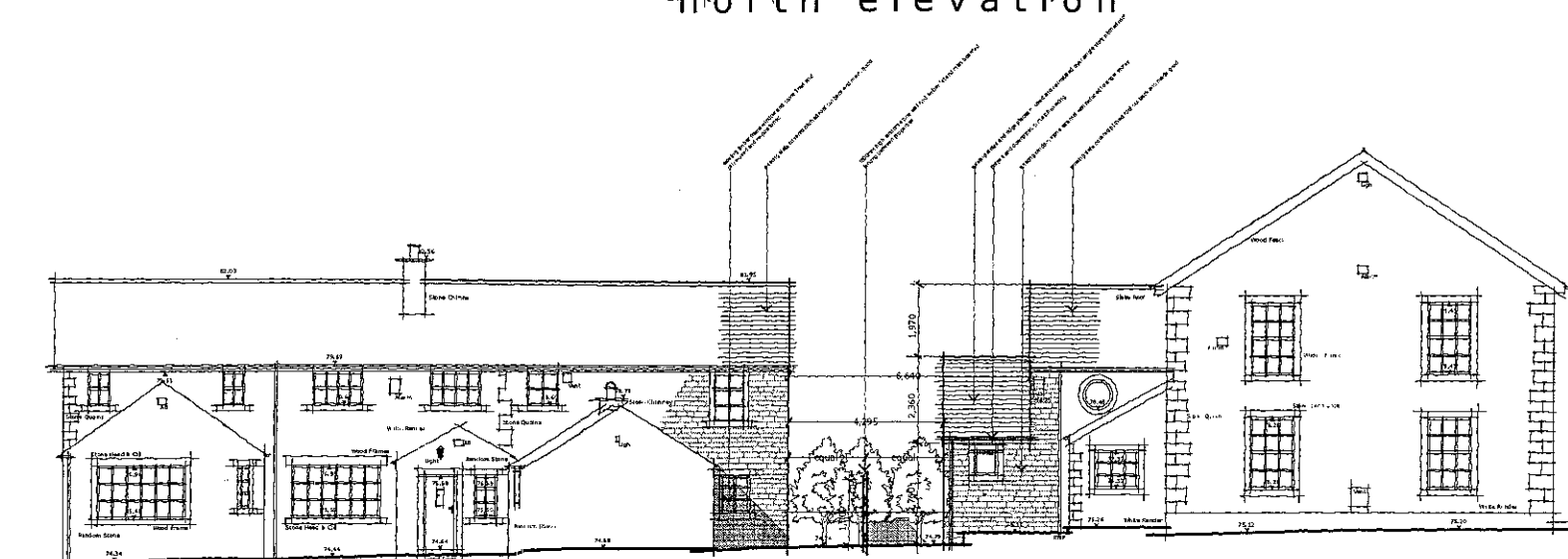
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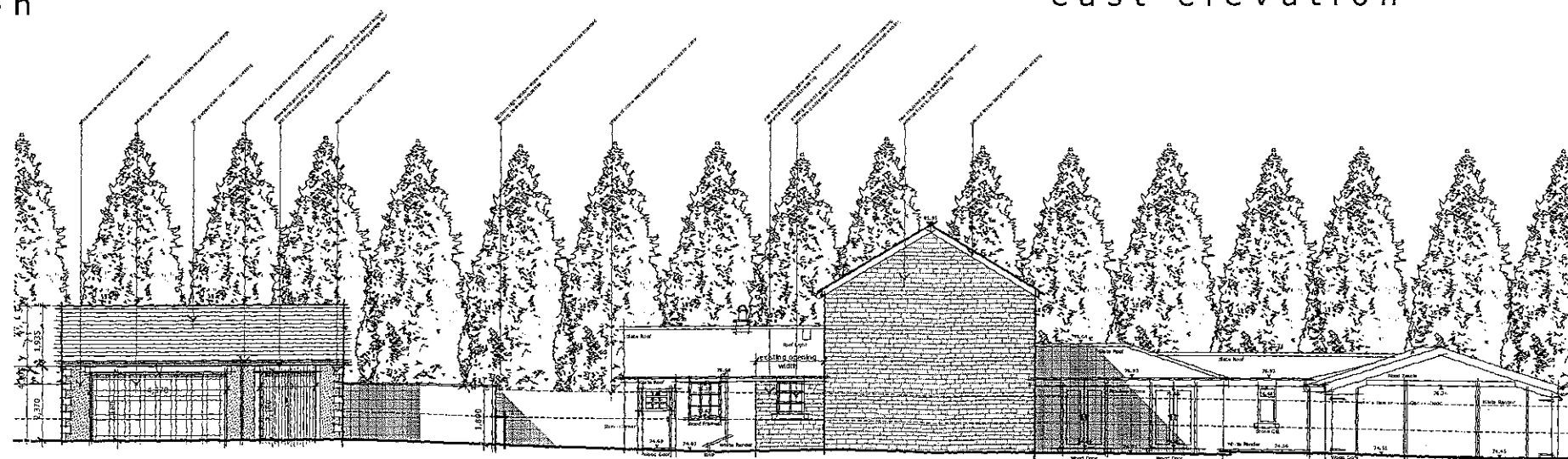
north elevation



west elevation



east elevation



south elevation

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client: mr and mrs brown

project: oak mount farm

ribchester road, dayton-le-dale

sheet: proposed sketch elevations

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scale: 1:100 @ A1

date: 28 09.11

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