



25 JUN 2012	
FOR THE	ATTENTION OF

For office use only	
Application No.	320120579P
Date received	
Fee paid £	Receipt No:

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:	Alistair	Surname:	Weare		
Company name:							
Street address:	Huggan Ing Farm				Country Code	National Number	Extension Number
	Gisburn Road						
Town/City:	Clitheroe				Telephone number:		
County:					Mobile number:		
Country:					Fax number:		
Postcode:	BB7 4LH				Email address:		
Are you an agent acting on behalf of the applicant?					☒ Yes	☐ No	

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	John	Surname:	Metcalfe		
Company name:	Rural Futures						
Street address:	78a Main Street				Country Code	National Number	Extension Number
	Warton						
Town/City:	Carnforth				Telephone number:	0044	01524 736845
County:					Mobile number:		07791 488410
Country:					Fax number:		
Postcode:	LA5 9PG				Email address:	johnm@ruralfutures.co.uk	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Conversion of redundant agricultural barn which has planning approval for holiday accommodation to residential accommodation

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)

House:		Suffix:	
House name:	Huggan ING		
Street address:	Gisburn Road		
	Sawley		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 4LH		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	379729		
Northing:	447122		

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

Is a new or altered vehicle access proposed to or from a 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

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

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):

Walls - description:

Description of *existing* materials and finishes:

Stone

Description of *proposed* materials and finishes:

Stone

Roof - description:

Description of *existing* materials and finishes:

Fibre cement

Description of *proposed* materials and finishes:

Slate

Windows - description:

Description of *existing* materials and finishes:

Wood

Description of *proposed* materials and finishes:

Wood - natural stain

Doors - description:

Description of *existing* materials and finishes:

Wood

Description of *proposed* materials and finishes:

Wood - natural stain

Boundary treatments - description:

Description of *existing* materials and finishes:

Walls (stone)

Description of *proposed* materials and finishes:

Walls (stone)

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Hardcore

Description of *proposed* materials and finishes:

Hardcore

Lighting - add description

Description of *existing* materials and finishes:

Conventional internal lighting

Description of *proposed* materials and finishes:

Low energy internal with low energy down lighter external

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:

HIB/DA, HIFBATSURVEY, A1323, A1323PL01, A1323PL02a, HIF/SP,

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	0	2	2
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):

A1323PL02 (Site Layout)

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:

Redundant agricultural barn which is partially converted to for holiday accommodation

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

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					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	1
Total existing residential units	0

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

18. All Types of Development: Non-residential Floorspace (continued)

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Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	140.0	140.0	0.0	-140.0
Total		140.0	140.0	0.0	-140.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	0	0
Proposed employees	2	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	
Other							☒

21. Site Area

What is the site area?

625

sq.metres

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:

Residential

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

Notice recipient		Date notice served
Name:	Sole tenant - not applicable	
Number:		
Suffix:		
Street:		
Locality:		
Town:		
Postcode:		

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.



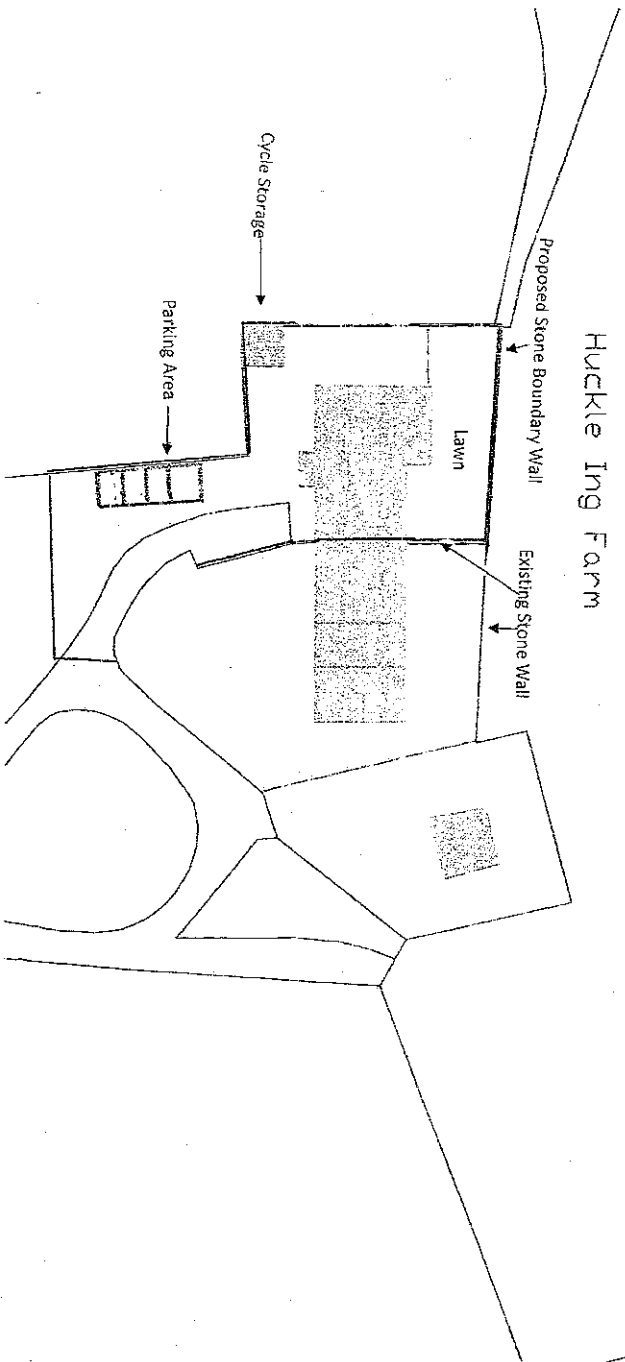
Date:

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Huggan Ing Cottage

Huckle Ing Farm



Site Layout Plan scale 1:500

REF: HIB/DA

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Design & Access/Planning Statement

Conversion of an Agricultural Barn to Residential Housing

A Weare
Huckle Ing Farm
Gisburn Road
Gisburn
BB7 4LH

John Metcalfe
Rural Futures
78a Main Street
Warton
Carnforth
LA5 9PG
01524 736845
07791 488410



johnm@ruralfutures.co.uk

This statement has been structured with reference to CABI best practice guidance; Design & Access Statements – how to write read and use them. CABI 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site

- Assessment
- Involvement
- Evaluation
- Design

3.0 Design Principles and Concepts:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

4.0 Access:

- An Accessible Environment
- Vehicular and Transport Links
- Access and Movement Patterns
- Emergency Services Access

5.0 Planning Context

- Planning History
- Planning Policy Framework
- Planning Appraisal

6.0 Conclusion

Plans & Drawings

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SECTION 1 BACKGROUND

- 1.1** This statement supports a full planning application for the conversion of a redundant barn at Huckle Ing Farm, Gisburn on behalf of Alistair Weare. The statement should be read in conjunction with the attached planning application forms and accompanying survey reports. (Note: Huckle Ing & Huggan Ing are interchangeable in various supporting surveys and reports)
- 1.2** Huckle Ing Farm forms part of a 300 acre family farming enterprise between Sawley and Gisburn. Alistair Weare lives at Huckle Ing Farmhouse with his wife and children. A redundant barn is located adjacent to his dwelling and this application involves the conversion of the barn for housing.
- 1.3** The barn has previously been granted planning permission for holiday accommodation and conversion works have begun following building regulations approval.
- 1.4** The existing permission restricts occupancy of the property to holiday lets only. Changes in farm staffing and Mrs Weare's current employment arrangements mean that the promotion and management of the unit as holiday accommodation would be impractical. A reduction in farm staff and increased involvement of the family in the farm management would restrict the time which could be devoted to the holiday letting venture, jeopardizing the success of the diversification and placing unacceptable demands on the farm business.
- 1.5** Obtaining permission for full residential status will provide much needed housing in the area.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1** Huckle Ing Farm lies in open countryside between Sawley and Gisburn, within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The property is accessed via a 1km long tarmac track to the north of the A59. The surrounding area is open farm land and is managed by the applicant and his family.
- 2.2** Huckle Ing Barn adjoins Huckle Ing Farm House and has not been used for agriculture for some time. Huggan Ing Cottage is also located within the site and is occupied by Mr Weare's sister. There are no other farm buildings at this site as the main farmstead is located at Gisburn Cotes Farm 400 yards south east of the site.
- 2.3** A public footpath runs through the site.

Involvement

- 2.4** No communication has taken place with the Ribble Valley planning officer regarding this application. Pre-application advice was obtained for the previous application (3/2011/0309).
- 2.5** A structural survey was undertaken to assess the condition of the building and the suitability for conversion for the previous application. A bat and barn owl survey was also undertaken. Condition 3 of the planning approval (3/2011/0309) required a detailed record of the building prior to the works commencing which has been undertaken.

Evaluation

- 2.6** The barn is a traditional structure which runs west of the main dwelling. Three random limestone walls form the main barn area and a single storey lean to is attached to the North Elevation. The barn has a fibre cement roof and the lean to has no roof. The main entrance is via a full height door on the South Elevation. With the exception of the large main door all other door and window openings are small.
- 2.7** The structural survey undertaken by PSA Design confirmed that the building is fit for conversion.

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- 2.8** The bat and barn owl survey carried out by Wildlife Surveys Ltd, show that there was no evidence of bats or owls present in the building and provided guidance if any protected species were found in the future. No evidence of protected species has been found.
- 2.9** The proposed conversion of the building to create a large open plan living/ kitchen area with adjoining dining and entrance area and single ensuite bedroom on the ground floor, with 4 en suite bedrooms on the first floor will remain unchanged.
- 2.10** The conversion is restricted to the existing footprint and occupies no greater mass than the current structure. The lean to on the North Elevation will be removed and a garden area created on the northern aspect of the property.
- 2.11** The site is isolated from neighbouring properties and will have no impact in terms of noise and nuisance.
- 2.12** The site has a generous parking area.
- 2.13** The development will not interfere with the public right of way.

Design

- 2.14** The conversion design will retain the vernacular features of the present building and include natural materials wherever possible. Roof materials will be slate and all window and door openings will be high quality wooden fittings.
- 2.15** On the ground floor, windows and doors have been restricted to the existing openings. On the first floor, new openings have been limited to the minimum practical for the building to function and kept small in scale on the West and North elevations.
- 2.16** Roof lights have been restricted to the minimum and will be conservation grade fittings. The roof lights are limited to the Northern elevation which has two perspex roof lights at present.
- 2.17** The garden area will be created by extending an existing stone wall approximately 20meters to enclose an area which will be seeded with grass to form a lawned area. The stone wall will match the existing wall and will be the same height.
- 2.18** The general design principles have been to create a building in sympathy with the vernacular style. The barn has no meaningful function as an agricultural building and would eventually fall into complete disrepair and lost if not put to an alternative use.

SECTION 3 DESIGN PRINCIPLES & CONCEPTS

Use

- 3.1 The conversion will create a high quality family home.
- 3.2 The property will be rented on the open market or used to accommodate farm staff at busy periods such as lambing time.

Amount

- 3.3 The total ground floor area of the proposed building is 140m² including the porch area. The height to the ridge is 7.00m and to the eaves is 4.6m.

Layout

- 3.4 The layout of the building is unaltered with the exception of removing the unroofed lean to.

Scale

- 3.5 The proposal represents a modest scale of development within the existing curtilage and site boundary.

Landscaping

- 3.6 Landscaping will be restricted to the creation of a small garden on the northern side of the building. A stone wall will form the garden area and the majority of the area will be lawn.

Appearance

- 3.7 The external appearance of the building will maintain the random stone appearance of the existing barn. Openings have been kept to a minimum to maintain the agricultural appearance of building. The proposed slate roof will replace the asbestos material, reverting to the original building material. Roof lights have been limited to the Northern elevation which presently has Perspex roof lights.
- 3.8 The openness of the countryside and character of the area will not be compromised. There will be no greater visual impact on the area.

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SECTION 4 ACCESS

An Accessible Environment

- 4.1 The proposed development maintains an accessible environment.
- 4.2 There is adequate parking for 3 vehicles and access to the building is level. Door widths will meet full accessibility standards. Pathways will allow access around the western side of the building to the garden area.

Vehicular and Transport Links

- 4.3 The access track to the property provides excellent access to the highway network. The track is directly off the A59 trunk road which provides linkages with the M6. The M65 is easily accessed at Nelson and Colne. Access to the A59 is excellent with a double width entrance which allows safe access and egress. Sight lines are excellent in both directions.
- 4.4 The property is located 2.5 miles from essential services at Gisburn including the primary school, church, post office, shops and pubs. Secondary schools are within a few miles at Bowland School and Clitheroe.
- 4.5 The bus route between Skipton and Clitheroe runs along the A59 and the service will stop on request. Nearby train stations include Clitheroe, Hellifield and Skipton.

Access and Movement Patterns

- 4.6 Vehicles will be restricted to a designated parking area on the South of the building. There is adequate turning space.

Emergency Services Access

- 4.7 Access for emergency services is good and will not be affected by the development.

Commitment to Design & Access Process

- 4.8 The Design and Access Statement will be seen as a working document and will be maintained through the planning and development stages.

SECTION 5 PLANNING POLICY CONTEXT

Planning History

- 5.1 Application 3/2011/0309 27/06/2011 - Approved with conditions

National Planning Policy Framework

- 5.2 The new NPPF has sustainable development as its key principle. The document states that *'there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:*

- ***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

The proposed development meets these objectives. The rental income will provide additional income to support the farm business. The social objectives are met by addressing the demand for long term rental property within a rural area, created through the present difficulties in the local housing market. The existing building will be altered in exactly the same way as granted in application 3/2011/0309. Overall vehicle movements to and from the site will be less than for holiday accommodation.

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- 5.3 Section 6. Of the NPPF is entitled 'Delivering a wide choice of high quality homes' In a rural context it states:

Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

- *where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting*

In addition the NPPF also states that housing should be within reasonable proximity of local services.

The building is within an existing structure and is not an isolated location. Essential services are within 2.5 miles and the property is within a group of dwellings.

Ribble Valley Districtwide Local Plan.

- 5.4 **General policies.**

Policy G1— *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.*

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.*
- (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.*
- (c) Developments should make adequate arrangements for car parking (see Policy T7).*
- (d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.*
- (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.*
- (f) Developments should provide adequate arrangements for servicing and public utilities.*
- (g) Developments should provide adequate daylighting and privacy.*
- (h) Materials used should be sympathetic to the character of the area.*
- (i) Developments should not result in the loss of important open space including public and private playing fields.*
- (j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance.*

(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.

This proposal will incorporate a high standard of build and will not have a detrimental impacts on the surrounding area in terms of visual impact, character of the area and environmental impact. The proposal is small scale development. Access is good and car parking is accommodated without additional areas needing to be created.

5.5 DWELLINGS IN THE OPEN COUNTRYSIDE POLICY H2

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

2. *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).*

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.

The building is attached to the existing farm house. The building will form part of a small cluster of three residential dwellings with excellent access and existing services. The proposed design is as the previously granted permission.

5.6 LOCATION OF THE BUILDING TO BE CONVERTED POLICY H15

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*
- (iv) *There would be no detrimental effect on the rural economy*
- (v) *Within the AONB the proposal should be consistent with the conservation of the natural beauty of the area.*

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No new services will be necessary. The external alterations are minimal and are exactly as have been agreed in the previous approval. The landscape and conservation value of the area will not be affected. The property forms part of a defined group.

5.7 THE BUILDING TO BE CONVERTED *POLICY H16*

Conversions of buildings to dwellings 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 to be submitted with all planning applications. This should include plans of the 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;*

The building is structurally sound and capable of conversion. No changes are proposed which will affect the character or appearance of the building other than those already agreed. The property will be a substantial size and no extensions will be required. The existing stone walls are retained and a new slate roof will replace the inappropriate asbestos sheeting.

5.8 DESIGN MATTERS *POLICY H17*

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*

The conversion is of a high standard and is in keeping with the local vernacular style. The layout of the garden area is in keeping with the adjacent farmhouse

garden. No other additions are required. Access is excellent with adequate parking.

ENVIRONMENT

- 5.9 Policy ENV1** *The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.*

The proposed development is within the AONB and regard has been had for the policies (see below).

- 5.10 Policy ENV2** *The landscape and character of those areas immediately adjacent to the Forest of Bowland Areas of Outstanding Natural Beauty will be protected, conserved and wherever possible enhanced. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see policy G1). The protection, conservation and compatibility with policies to enhance the natural beauty of the adjacent Forest of Bowland AONB will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well being of the area.*

The proposal will provide economic and social benefits.

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SECTION 6 CONCLUSION

- 6.1** The proposed development is the conversion of a building which already has permission granted for conversion for holiday accommodation. Changes to the staffing priorities of the farm business mean that the development of farm tourism is impractical. Unrestricted residential letting will provide much needed housing in the area and support the farm business.
- 6.2** Residential use will create no negative impacts.
- 6.3** The proposals have been fully assessed in regard of all relevant planning policies and issues. The development conforms to these policies and will be an asset to the District in achieving its social and economic goals. In light of these factors we consider that there should be no obstacles to the granting of planning permission for the development applied for.

John Metcalfe
June 2012