

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CB/CMS

Application No:	3/2012/0639/P
Development Proposed:	Conversion of barn into two dwellings, creation of curtilages and installation of new package treatment plant at Windy Hills Farm, Chipping, PR3 2QR

CONSULTATIONS: Parish/Town Council

Bowland with Leagram Parish Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No objections.

There are two possible access routes to the development site, both of which are along unadopted farm tracks. The route from the east is currently in use and is of a reasonable standard throughout for the likely traffic using it. The western route is in very poor condition and would require substantial improvements to the surface and several passing places to make it suitable for everyday use. I therefore have no objection to this proposal, provided that the sole vehicular access to the site is via the eastern route.

County Archaeology – No objections subject to conditions.

CONSULTATIONS: Additional Representations.

Concerns about the traffic volume that two additional properties would create on the single access track.

RELEVANT POLICIES:

Districtwide Local Plan

Policy G1 - Development Control.
Policy G5 - Settlement Strategy.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy ENV7 – Protected Species.
Policy H10 – Residential Extensions.
Policy H12 – Curtilage Extensions.
Policy H15 - Building Conversions - Location.
Policy H16 - Building Conversions - Building to be Converted.
Policy H17 - Building Conversions - Design Matters.
Policy SPG – Extensions and Alterations to Dwellings.

Regulation 22 Submission Draft Core Strategy

Policy DMG1 – General Considerations.
Policy DMG2 – Strategic Considerations.
Policy DME2 – Landscape and Townscape Protection.
Policy DME3 – Sites and Species Protection and Conservation.
Policy DME4 – Protecting Heritage Assets.
Policy DMH3 – Dwellings in the Open Countryside and AONB.
Policy DMH4 – Conversion of Barns and Other Buildings to Dwellings.
Policy DMH5 – Residential Extensions and Curtilage Extensions.

National Planning Policy Framework (NPPF)

Achieving Sustainable Development.
Section 7 – Requiring Good Design.
Section 11 – Conserving and Enhancing the Natural Environment.
Section 12 – Conserving and Enhancing the Historic Environment.

English Heritage – The Conversion of Traditional Farm Buildings Best Practice Guide.

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

The application seeks permission to convert a substantial stone barn with a floor area of 186.44m² within the curtilage of Windy Hills. Leagram to 2 dwellings. Windy Hills is located at the end of a long access track, a PROW, on the outskirts of Chipping. A number of PROW's run through and around the site (PROW's nos. 1 and 2 in the Parish of Bowland and Leagram).

To the north of the barn door, a 2-bed cottage is proposed and a 5-bed dwelling is proposed in the largest area of the barn to the south side of the wagon door opening. A parking area for each of the two properties is proposed to north and south gables. That said, the north gable of the barn forms the boundary to the barn and as a result the parking area for the 2-bed property would extend into this field by approximately 6.5m. Garden areas for each of the two properties will abut the southwest elevation of the barn and comprise the existing land within the curtilage of the barn.

The design of the barn is unusual as its main wagon door openings on the northeast and southwest elevations are to be left open and will provide secondary lighting to both properties. All of the existing openings on the barn are to be utilised, however an existing forking hole on the northwest elevation will be lowered, albeit its size and orientation will remain the same, a narrow slit opening on the southeast elevation will be added and an existing window will also be altered on this elevation to create a doorway to the 2-bed cottage. Also proposed are a total of 5 roof lights which will be installed on a slate roof which will replace existing corrugated steel sheets.

In terms of the principle of development Policy H2 of the Districtwide Local Plan and Policy DMH4 of the Submission Draft Core Strategy allows for conversion of buildings to dwellings

provided they are suitably located and their form, bulk and general design are in keeping with surroundings. The main house and this barn are located in a hollow and are seen as a group when travelling along the adjacent public right of way. In this respect the proposal is acceptable in principle.

Structurally a survey has been submitted which considers the barn to be reasonably sound and strongly suggests no rebuilding will be necessary. The proposal is therefore compliant with Policy H16 of the Local Plan and Policy DMH4 of the Regulation 22 Submission Draft Core Strategy.

In design terms, the LPA had serious concerns over the domestication of the barn which would have resulted from the design initially proposed. The LPA has thus negotiated with the agent to reduce the number of roof lights proposed from 9 to 5, to remove the two stainless steel flues and revise the associated residential cartilages, which encroached severely into the adjacent field. Amended plans dated 10 December 2012 have thus been received, and it is considered that the distinctive character of the barn, a heritage asset, will be retained.

In order to ensure a high standard of finish, planning conditions will be imposed on any approval requiring details of the proposed roof covering to be submitted. Conditions requiring timber window openings, conservation roof lights, and also removing permitted development rights, will ensure the intrinsic character of the barn and its setting will be retained and the visual amenities of the AONB will be protected. It is also important to remove permitted development rights for hardstanding and structure so that the substantial trees both within and bordering the site are protected from potentially damaging development.

With regards the impact on protected species, specifically bats and barn owls, a survey dated the 11 June 2012 has been submitted which states there is no evidence of the latter (barn owls) using the building. The site is used as a flight path by bats; however, the building to be converted is not used as a roosting site. The survey therefore concludes that the proposed scheme of conversion has a low risk on the favourable status of the bat population. A number of recommendations have been made should bats be found and should be followed and a condition will be used requiring these recommendations to be followed.

A new sewage treatment plant is proposed within a field to the west of the existing farmhouse, outside the authorised residential curtilage for the three properties which will exist on site. This sewage treatment plant will be underground and thus once the works have been completed and the land reinstated there will be no affect to the visual amenities of the AONB.

In relation to highway safety, the Highway Engineer has raised no objections to the creation of two additional dwellings at the property. Within his comments he refers to an access track to the property from the west. This track is actually PROW no. 1 in the Parish of Bowland with Leagram and would require major engineering works to make it usable. The application originally proposed this route as the main access to the barn, however, this subsequently changed during the early stages of the application due to the extent of the works required and the subsequent impact on the character and visual amenities of this nationally important landscape in which the LPA raised concern. As a result the existing access track to the property from the east is to be used. The Highway Engineer considers this route to be satisfactory and thus raises no objections to the proposals.

For all of the above reasons, I thus recommend that the application be approved subject to conditions.

SUMMARY OF REASONS FOR APPROVAL:

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety.

RECOMMENDATION: That conditional planning permission be granted.