



6-8 Church Street  
Clitheroe  
Lancashire  
BB7 2DG

Tel: 01200 442301  
Fax: 01200 442976  
[www.ghaonline.co.uk](http://www.ghaonline.co.uk)  
[www.ruralproperty4sale.com](http://www.ruralproperty4sale.com)  
email: [info@ghaonline.co.uk](mailto:info@ghaonline.co.uk)

**PLANNING STATEMENT**

**IN RESPECT OF A PLANNING APPLICATION  
FOR THE PROPOSED CONVERSION OF  
TRADITIONAL FARM BUILDINGS INTO TWO  
PRIVATE DWELLINGS AND THE DEMOLITION  
AND RE-BUILDING OF THE FARMHOUSE**

**AT**

**SHEEP FOLD FARM, BALDERSTONE HALL  
LANE, BALDERSTONE, BB2 7LA**

**FOR AND ON BEHALF OF:**

**MR M GILLETT**

Prepared by: **Jennifer Hindle**  
Our Ref: **Gil/469/1435/GH**  
Date: **June 2012**



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management





## **CONTENTS**

|            |                                                        |                |
|------------|--------------------------------------------------------|----------------|
| <b>1.</b>  | <b>INTRODUCTION AND BACKGROUND INFORMATION</b>         | <b>Page 3</b>  |
| <b>2.</b>  | <b>PLANNING HISTORY</b>                                | <b>Page 3</b>  |
| <b>3.</b>  | <b>THE APPLICATION SITE</b>                            | <b>Page 3</b>  |
| <b>4.</b>  | <b>THE DEVELOPMENT PROPOSAL</b>                        | <b>Page 4</b>  |
| <b>5.</b>  | <b>PLANNING CONSIDERATIONS</b>                         | <b>Page 5</b>  |
| <b>5.1</b> | <b>General</b>                                         | <b>Page 5</b>  |
| <b>5.2</b> | <b>Ribble Valley Districtwide Local Plan</b>           | <b>Page 5</b>  |
| <b>5.3</b> | <b>National Planning Policy Framework (NPPF)</b>       | <b>Page 16</b> |
| <b>6.</b>  | <b>SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH</b> | <b>Page 18</b> |
| <b>7.</b>  | <b>SUMMARY AND CONCLUSIONS</b>                         | <b>Page 19</b> |

## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates has been instructed by Mr M Gillett to submit a planning application on his behalf for the proposed redevelopment of the buildings and site which comprise Sheep Fold Farm. The proposal seeks to redevelop the site with a residential use.
- 1.2 The existing buildings, to which this application relates are in a state of disrepair. The proposal will see the redevelopment of the site and buildings with a viable use and will present the Council with significant benefits and an opportunity, to improve the visual impact that the site currently has onto the local area. The proposal will improve the quality and increase the numbers of housing stock within the Borough. The proposal will see the conversion of two traditional agricultural buildings, into two semi-detached dwellings, the demolition of an existing farmhouse and the construction of a replacement detached dwelling, within a relocated position within the site. The proposal will also see the demolition of a modern portal framed agricultural storage building.
- 1.3 We set out within this Planning Statement the proposed development in more detail providing a review of the planning history of the site, outline the development proposal, assess the development site and review the planning policies and guidance, and 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 There is no recorded planning history on the Ribble Valley website for this application site.

## **3. THE APPLICATION SITE**

- 3.1 The application site comprises a range of buildings which form Sheep Fold Farm, which incorporates an existing detached, two storey brick built, three bedroom farmhouse, two traditional agricultural buildings of brick and stone construction, which have single storey lean-to elements to the rear, and a detached modern steel portal frame storage building. The application site extends to an approximate area of 0.96 acres or thereabouts.
- 3.2 The site is accessed directly from Balderstone Hall Lane and is on ground which marginally reduces in level away from Balderstone Hall Lane. The site has uninterrupted views across the surrounding agricultural land to the River Ribble and beyond. There are other residential dwellings situated within 100m of the application site, at Balderstone Hall Farm.

- 3.3 The application site is situated located in a rural area and is within an area of open countryside as defined within the Ribble Valley Districtwide Local Plan (Adopted 1998).

#### **4. THE DEVELOPMENT PROPOSAL**

- 4.1 The proposed development will see the redevelopment of the site at Sheep Fold Farm, by creating three dwellings in total. The proposal will see a net increase in the number of dwellings that comprise the application site by two, as the site comprises an existing farmhouse. It is proposed that each dwelling will be served with its own private driveway and garaging, with private front and rear gardens.
- 4.2 The application is in full and as such the proposed plans detail the external and internal arrangements of each property, to enable the Council to reference the level of accommodation within each property. With reference to the proposed plans, plot numbers 1 and 2 will be created within the two traditional agricultural buildings being converted with the accommodation in each property spread out over a ground and first floor. Plot 3 will comprise the replacement dwelling.
- 4.3 At ground floor, plot 1 will comprise an open plan dining, kitchen and family living area with stairs to the first floor, a utility leading to an attached double garage. There will also be an additional quiet lounge and study off the main family living area and a WC off the utility. At first floor plot 1 will have three double bedrooms, two of which will have en-suite bathrooms and a main family bathroom.
- 4.4 Plot 2 will comprise an entrance hall with access to a WC, quiet lounge, ground floor double bedroom with en-suite bathroom and an open plan kitchen, dining and living area. Stairs leading to the first floor are within the entrance hall. To the rear of the kitchen is a utility which is connected to, via a glazed link, to an attached double garage. At first floor there are three double bedrooms, two of which have en-suite bathrooms and a main family bathroom. The master bedroom will incorporate a walk-in-wardrobe area.
- 4.5 Plot 3 will comprise the replacement dwelling with its accommodation spread out over three floors; ground, first and second. It should be noted however that the second floor is constructed within the roof space of the dwelling. The ground floor comprises a porch to the front and rear of the property, with a main entrance hall accessed from the porch at the front of the property. The entrance hall has a small WC and stairs to first floor within it. Off the entrance hall is an open plan kitchen, dining and living area, with an attached double garage accessed from the kitchen area via a utility. Access to a storage area above the garage formed within the roof space, is via a staircase within the utility. The ground floor also comprises a separate lounge with garden room off. The first floor has four double bedrooms all of which

are en-suite and a main family bathroom. The second floor comprises a games room, store room and a study.

## **5. PLANNING CONSIDERATIONS**

### **5.1 General**

5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan with regard to the application comprises the North West Regional Spatial Strategy (September 2008); and the saved policies of the Ribble Valley Districtwide Local Plan (June 1998). The current local plan is thirteen years old and there is more up to date regional and national policy which will be relevant when considering applications for development.

5.1.2 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 deals with dwellings in the open countryside; Policy H14 which deals with re-building or replacement of dwellings in the open countryside; Policy H15 which deals with the location of conversion of buildings to dwellings; Policy H16 which deals with the building to be converted and Policy H17 which deals with the design for the conversion of buildings.

5.1.3 National planning policy guidance is provided in the National Planning Policy Framework (NPPF).

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

### **5.2 Ribble Valley Districtwide Local Plan (Adopted 1998)**

#### **Policy G1**

5.2.1 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.”*

5.2.2 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.*

5.2.3 The existing internal floor area of the traditional farm buildings to be converted is 516m<sup>2</sup>. The total internal floor area following the conversion of the buildings into two dwellings will be 523m<sup>2</sup>. This will include both ground and first floor accommodation and an attached single storey double garage to each property. The proposed development will see the existing ridge and eaves height of the traditional agricultural buildings retained. A modest reduction in the existing ground levels is proposed to ensure that the finished ground and first floor levels within the finished properties is sufficient, without raising the level of the existing roofs. The existing internal floor area of the farmhouse is 141m<sup>2</sup>. The existing ridge height is 6.5m and the eaves height is 4.3m. The roof pitch is 39°. The existing portal frame building has a footprint of 249m<sup>2</sup>, and has an eaves height of 5.5m and a ridge height of 7.4m. With reference to the proposed plans; see drawing references Gil/469/1435/01-04, units 1 & 2 of this proposal are to be created within the converted buildings, whilst unit 3 will comprise the replacement farmhouse. The proposed internal floor area for the replacement dwelling, unit 3, will be 460m<sup>2</sup>, of which 136m<sup>2</sup> will be created within the roof space above the main dwelling and garage of the proposed property. Floor area below 1m in height from finished floor level has not been included within this total. The proposed ridge height of the replacement dwelling will be 8.9m and the eaves height will be 6.2m. The main roof pitch will be 26°. We feel that the amount of development proposed is appropriate for the replacement dwelling and is in keeping with other similar schemes recently approved by the Council.

5.2.4 The replacement dwelling will be constructed in a different position from the existing dwelling. The position of the new dwelling is within the curtilage of the farm yard. The new dwelling will be positioned further away from the public highway and the barns being converted. This will not only make an efficient use of the space within the application site but will reduce the visual impact that the application site has onto the surrounding area and reduce the over-bearing impact that the farmhouse presently has on the barns. The existing steel portal frame storage building will be demolished and the site therefore following the development; will be significantly more visually acceptable from 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.*

5.2.5 There will be a slight increase in traffic generation as a result of the proposed development, however this is considered to be minimal given

that the application proposes a total of two new dwellings and the re-sighting of an existing dwelling.

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

5.2.6 There will be adequate car parking space provided for the proposed development and this can be seen on the plans submitted with this planning application.

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

5.2.7 The scheme proposes a new vehicular access, as the existing is to be retained for agricultural purposes to provide access to the land which surrounds the application site only. The proposed access is shown on the proposed plans submitted with this application, and is to be formed with sufficient kerb radii and visibility splays, to ensure the safe movement of vehicles from the public highway. It should be noted that the public highway has a low volume of traffic.

(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.*

5.2.8 As mentioned in paragraph 4.2.4 of this statement, the existing arrangement of buildings that comprise the application site, is to be altered by re-sighting the farmhouse, the principle of which has recently been established by the Council, which will reduce the impact that the farmhouse currently has onto the barns. The proposal will improve the visual appearance of the application site as it will see the regeneration of a site and group of buildings that at present are dilapidated and run down, and will ultimately improve the housing stock within the Borough. The visual appearance will be further improved as the replacement dwelling is to be constructed in a style and with materials that are more in keeping to the vernacular of the local area, over and above those used within the construction of the existing farmhouse. The visual impact that the application site has onto the surrounding area, will be further reduced as a result of this proposal as the existing portal framed agricultural building is to be demolished.

5.2.9 The scale of the farm buildings to be converted will not be significantly affected by the proposed development. The replacement dwelling will be larger than the existing farmhouse however this is considered necessary in order to provide a modern day family dwelling. We provide examples within section 6 of this supporting statement, of similar approved development within the borough. It should be noted that the replacement dwelling put forward by this proposal has been

based on the design of the replacement dwellings approved and referenced at the end of this statement.

- 5.2.10 The existing buildings at the site are closely related to each other, forming a group of buildings. The buildings will be well related to each other and will appear as a group of buildings and not in isolation.

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

- 5.2.11 It is considered that there are sufficient and adequate supplies of public utilities, as there are a number of residential properties at the end of Balderstone Hall Lane. In addition the scheme incorporates an array of photovoltaic panels which will generate much of the electricity requirements for each of the properties. Foul drainage will be connected into a private underground package treatment plant with surface rain water connected into a soakaway drain. The incorporation of such technologies and measures will reduce the carbon footprint and create dwellings that are environmentally friendly.

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

- 5.2.12 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.*

- 5.2.13 The proposed development will use materials which will protect and enhance the character of the local area. The existing traditional farm buildings are constructed from part brick/part random stone walls. The roof is clad with stone slates. The doors are timber and set within stone surrounds and there is a timber cart door with a timber lintel to the north east facing elevation. Some of the window openings are supported with stone heads and sills and some of the windows are supported stone surrounds. The proposed conversion will retain these character features and will therefore be in keeping with the character of the local area. The existing buildings to be converted are redundant and in a state of disrepair. In part the roof over the buildings is in a poor/dangerous condition and part of the external wall to the front elevation has collapsed. The existing roof covering is to be removed and replaced with a new blue slate roof covering. The scheme to convert the buildings will improve the visual impact the application site has on to the surrounding area, by using materials that are sympathetic to the character of the area. As a mandatory requirement of the building regulations the converted buildings will incorporate high levels of thermal insulation and low levels of air permeability, will reduce the carbon footprint and create dwellings that are environmentally friendly.

5.2.14 The existing farmhouse will be demolished and a replacement will be created within the curtilage of the site. The walls of the replacement dwelling are to be constructed in natural random stone with stone quoins to the external corners. The roof is to be clad in a natural blue slate covering to match the barns. The external walls are to be built up above the roof line to form small parapet details capped with stone copings. External doors and windows are to be of a light oak PVCu frame and set within stone surrounds. It is to be noted that the existing farmhouse is derelict and in a certain state of disrepair and its demolition and replacement in a different location within the site will create a visual improvement from the surrounding area.

5.2.15 We consider therefore that the proposed development will utilise materials which are considered to be sympathetic 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.*

5.2.16 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.*

5.2.17 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.*

5.2.18 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.*

5.2.19 The proposed conversion of the traditional farm buildings into two dwellings will not significantly affect the existing floor area and therefore will be economic in the use of land. The proposed replacement dwelling occupies a slightly larger area of land than the existing farmhouse but it is proportionate to the size of the site, necessary for the intended purposes of modern day living and will ultimately create a development with a significantly improved visual

appearance. Therefore the proposed development 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.*

5.2.20 It is considered that mains water is available as there are a number of existing residential properties located to the end of Balderstone Hall Lane.

### **Policy G5**

5.2.21 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 development 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."*

5.2.22 This proposal confirms to the above policy as it is likely that the works to convert the buildings will be undertaken by a local building contractor and the proposal will also therefore benefit the local economy in this way. We consider that the proposed development is indeed for other small scale uses appropriate to a rural area and we provide a clear explanation within this supporting statement how the proposed use conforms to the relevant policies of the local plan.

### **Policy ENV3**

5.2.23 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."*

5.2.24 The existing traditional farm buildings and farmhouse at the application site are redundant and in a state of disrepair. The proposed development is for the conversion of the traditional farm buildings into two dwellings and the demolition of the existing farmhouse and the creation of a replacement dwelling in a different location within the curtilage of the site. The existing features and character of the traditional farm buildings will be retained within the proposed conversion and will ultimately create a much improved visual appearance following development.

5.2.25 The existing farmhouse is derelict and in a dilapidated state. The proposed demolition of this building and the creation of a replacement dwelling within the curtilage at Sheep Fold Farm will create a dwelling which will be more in keeping with the character and appearance of the surrounding area.

5.2.26 Our opinion is that the proposed development will create a significant improvement to the quality of the local area whilst retaining important features in the building which is to be converted. As such, the proposed development conforms to the above policy.

## **Policy H2**

5.2.27 Policy H2 states:

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

- 1. Development essential for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area.*
- 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).*
- 3. 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."*

5.2.28 The proposed development meets with the criteria set out in the above policy. The proposed conversion of the traditional farm buildings to two dwellings will respect the original character of the building, whilst bringing a derelict barn back into a beneficial use. Given the nature of the development the general form, bulk and design of the converted

barns will be largely unchanged, limiting the visual impact of the proposed development.

5.2.29 The proposed demolition of the farmhouse and the subsequent creation of a replacement dwelling is considered as development for a use which is wholly appropriate to the rural area and we will provide examples later in this planning statement (Section 6) which show that the Council looks favourably on the creation of replacement dwellings within the countryside.

5.2.30 We have considered in detail the beneficial impact of the proposed development from the surrounding area. The existing buildings at the site are both derelict and in a bad state of disrepair and the proposed development will put them to a use which is clearly considered acceptable within the countryside. The issues of scale, design and materials have been considered in relation to Policy G1 within this planning statement. An independent structural assessment has been undertaken which confirms that the barn is capable of being converted without the need for substantive rebuilding. Copies of the report have been included as part of the application.

#### **Policy H14**

5.2.31 Policy H14 states:

*"Rebuilding or replacement of dwellings will be permitted in the open countryside, subject to the following criteria:*

*(i) the residential use of the property should not have been abandoned. (If this is the case Policy H2 will apply);*

5.2.32 The existing farmhouse is to be demolished and a replacement dwelling will be built at the site. The farmhouse is derelict, its last use being residential. We make reference to Policy H2 within this planning statement as required within criteria (i) above.

*(ii) the impact on the landscape will be assessed in relation to that of a new dwelling. As such very careful consideration to design and use of materials must be made. In addition, excessive increase in the size of property will not be permitted;*

5.2.33 The proposed replacement dwelling will be located within the existing curtilage of the house and farmyard and close to the existing traditional farm buildings which are to be converted into two dwellings. These will create a courtyard appearance following development and therefore the proposed replacement dwelling will not be seen in isolation, rather as part of a group of existing buildings. We have made a detailed reference to the materials to be used in the replacement dwelling within section 4.2.14 of this planning statement. The proposed replacement dwelling will be larger in size than the existing farmhouse however we

are firmly of the opinion that this is in keeping with the surrounding area and is necessary for its intended purpose as a modern day family dwelling.

(iii) *the creation of any extra curtilage will be assessed in relation to Policy H12;*

5.2.34 The proposed replacement dwelling will incorporate a necessary amount of garden curtilage that is considered adequate for a dwelling of its size.

(iv) *the terms of Policy G1 will apply.*

5.2.35 We have provided a reasoned justification as to how the proposed replacement dwelling conforms to the criteria set out in Policy G1 within this planning statement.

5.2.36 The plan goes on to say within paragraph 5.13 that the purpose of this particular policy is to maintain and protect buildings being converted as, and in particular, *"traditionally constructed buildings"*, form *"part of the Ribble Valley's character and heritage"*. In paragraph 5.13.3 it states that, *"features which make the building an important and interesting part of the Borough should not be lost"*. The details of the conversion scheme can be seen on the plans that accompany this application, which demonstrate that existing features, like large cart openings, will be retained and incorporated as part of this scheme. We have enclosed with the application a heritage asset statement which demonstrates the conversion scheme will be carried out in a sympathetic manner and will safeguard the buildings future.

### **Policy H15**

5.2.37 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."*

5.2.38 There will be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure. We have already provided a detailed justification as to the beneficial effect of the proposed

conversion of the traditional farm buildings into two dwellings within this supporting statement. The buildings are currently derelict and in a bad state of disrepair. Their conversion will create a much improved visual appearance within the site and from the surrounding area. A report has been produced by a licensed ecologist following a survey of the existing buildings, and confirms that there are no signs of any roosting bats or barn owls, copies of which are included as part of the application submission. We consider therefore that there will be no unacceptable harm to nature conservation interests. There will be a positive effect on the rural economy as a result of the proposed development as the new residents will make use of local shops, facilities etc and therefore help to boost the local economy. We have already stated in paragraph 4.2.22 that it is considered the works will be carried out by a local contractor therefore benefiting the local economy. The proposed site is not within the AONB.

### **Policy H16**

5.2.39 Policy H16 states:

*"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 is submitted with all planning applications. This should include plans of any rebuilding which is proposed;*

5.2.40 We refer to paragraph 4.2.30, where we confirm that the existing buildings are capable of conversion without the need for substantive rebuilding. The buildings are therefore able to be converted without major alterations which would adversely affect the character or appearance of the building. We are firmly of the opinion that as the building is derelict and in a bad state of disrepair the proposed works would be of significant benefit to the building and the design has been carefully considered in order to retain the existing character of the building.

- (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;*

5.2.41 The proposed conversion of the traditional farm buildings into two dwellings has been carefully designed in order to make the most efficient use of the space available. There is no need for further extensions to the building as part of the proposed development.

- (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;*

5.2.42 The proposed conversion of the traditional farm buildings will retain many of the original features, such as the cart door feature. We are firmly of the opinion that as the building is derelict and in a poor state of disrepair the proposed conversion will result in an improved visual appearance than the existing. We set out against policy H17, further details and justification of the materials to be used in the conversion scheme.

- (d) *the building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise.*

5.2.43 The building to be converted is not provided under permitted development rights. In any case the building has consistently been in use for agricultural purposes only until the building ceased to be in use.

#### **Policy H17**

5.2.44 Policy H17 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*

5.2.45 The design of the proposed conversion will respect the character of the existing building and has incorporated materials which are considered to be sympathetic with the surrounding area. The existing roofs are to be stripped back and recovered with replacement natural blue slates. Any new sections of external wall are to be constructed from either natural stone formed in random coursing, or a coursed red facing brick. Existing window and door openings will be used as part of the proposed conversion and any new openings will be kept to a minimum. Windows and doors are to be formed with light oak coloured PVCu frames.

- (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*

5.2.46 There will be the creation of garden areas for the proposed conversion of the traditional farm buildings into two dwellings, however this is considered adequate and necessary for its intended purpose.

(c) *the access to the site should be of a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area*

5.2.47 There is an existing access into the site from Balderstone Hall Lane and it is proposed as part of the development to continue the access into the site area itself in order to serve the proposed development. The access is considered to be of a safe standard and will not harm the appearance of the area.

### **5.3 National Planning Policy Framework (NPPF)**

5.3.1 The National Planning Policy Framework was adopted in March 2012. Its adoption means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied, it sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

5.3.2 The main thrust of the document is that development which is considered sustainable should go ahead, without delay and that there should be a presumption in favour of sustainable development and that planning should be a creative exercise in finding ways to enhance and improve the places in which we live our lives.

5.3.3 Paragraph 9 of the NPPF recognises that pursuing sustainable developments will involve seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life. It states amongst other things that the aim is to improve the conditions in which people live, work, travel and take leisure and to widen the choice of high quality homes. This is particularly pertinent to the proposed development as we are firmly of the opinion that the proposed conversion of the traditional farm buildings into two dwellings and the demolition of the existing farmhouse and the subsequent creation of a replacement dwelling will bring buildings which are currently derelict, neglected and in a bad state of disrepair back into a beneficial use. This use will provide significant benefits to the local economy as residents will use local shops etc and there will be a significant visual improvement of the site following development than at present. The proposed development will widen the choice of quality homes within the local area.

5.3.4 Paragraphs 11-16 of the NPPF highlight the presumption in favour of sustainable development confirming that planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It makes clear that proposed development that accords with an up to date local plan should be approved and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. We have clearly demonstrated within this planning statement that the proposed development conforms to the relevant local plan policies.

5.3.5 Paragraph 14 of the NPPF states:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted.*

*For **decision-taking** this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted."*

5.3.6 Paragraph 14 clearly spells out the Government's presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. There are no significant adverse impacts in respect of the development that is proposed in this case.

5.3.7 Section 6 of the NPPF is headed “*Delivering a wide choice of high quality homes*” and sets out the Government's policy in respect of housing delivery. Paragraph 55 states amongst other things that:

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

- *The essential need for a rural worker to live permanently at or near their place of work in the countryside; or*
- *Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or*
- *Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or*
- *The exceptional quality or innovative nature of the design of the dwelling. Such a design should:*
  - be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;*
  - reflect the highest standards in architecture;*
  - significantly enhance its immediate setting; and*
  - be sensitive to the defining characteristics of the local area.”*

5.3.8 The proposed development would clearly re-use redundant or disused buildings and lead to a significant enhancement to the immediate setting. As we have stated within this planning statement the existing buildings are derelict and in a poor state of disrepair – the proposed development will create a much improved environment, whilst creating significant benefits to the local housing situation and the local economy.

5.3.9 We consider that the National Planning Policy Framework fully supports the approval of the proposed development.

## **6. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH**

6.1 In support of the above application we make reference to relevant planning applications approved by the Council to provide further justification and support for this proposal:

6.2 The first application referred to is application reference 3/2012/0355 which saw the renovation and conversion of an existing group of traditional agricultural buildings at Wiswell Hall Farm, Wiswell, into two private residential dwellings. The proposal also incorporated the extension of the existing buildings and the insertion of new window and door openings. The application was approved 16/09/2011. The application clearly establishes the principle of converting traditional agricultural buildings into residential dwellings. It also establishes the

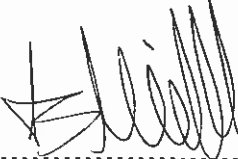
principle of inserting new windows and doors into the existing fabric of a structure.

- 6.3 The second and third applications to which we refer are application references 3/2006/0688, which saw the conversion of a barn and construction of a replacement dwelling at Woodfield Farm, Clayton-le-Dale and application reference 3/2011/0628, which saw the demolition and construction of a replacement dwelling, at Ashes Farm, Salesbury. Both applications saw the construction of a replacement dwelling much larger than the original and the replacement dwelling was constructed within a relocated position within the curtilage of the property. The application at Woodfield Farm was approved 06/10/2006 and the application at Ashes Farm was approved 12/10/2011.

## **7. SUMMARY AND CONCLUSIONS**

- 7.1 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.
- 7.2 The proposed conversion of the traditional farm buildings into two dwellings will see the main character of the existing buildings retained. The materials and design have been carefully chosen in order to protect and enhance the character of the building. The building is currently derelict and in a bad state of disrepair and we are firmly of the opinion that its proposed conversion will enhance the visual quality of the building and will create benefits to the local economy as residents are likely to use public shops, restaurants etc.
- 7.3 The proposed demolition of the existing farmhouse and the creation of a replacement dwelling in a different location within the curtilage of the site at Sheep Fold Farm will result in a much improved visual appearance than the existing. The existing farmhouse is derelict and is in a dilapidated state of disrepair. The replacement dwelling will provide a dwelling which will utilise materials and design which are considered to be in keeping and sympathetic with the character of the surrounding area. It has been designed to make the most efficient use of the space available in order to provide a modern day family dwelling. The layout of the buildings following development will have a courtyard appearance and will be more visually pleasing than the existing.
- 7.4 We have referred to numerous examples of similar development in the open countryside which have been approved which clearly establish that the Council accepts that the type of development proposed is appropriate.

- 7.5 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**..... 21/11/12  
Andrew Mitchell BSc (Hons) For and on behalf of Gary Hoerty Associates

