

PLANNING STATEMENT

THE RANN

SACCARY LANE

MELLOR

320130052P



This statement is written to support the planning application to refurbish the existing former dwelling/stores and adjacent domestic store into habitable accommodation both of which are within the residential curtilage of The Rann , Saccary Lane , Mellor.

The former cottage within the building immediately to the west of the house will become an annexe to the main dwelling and sold together as a separate home following the proposed conversion of the second building. The residential curtilage will be divided and the domestic stores as described in the following statement are to become a new home for the current owners/occupiers of The Rann.

The proposal shows a refurbishment of two buildings utilising the existing floor areas and volume of the spaces. The barn and stores which are currently separated from the cottage but within the same building are to remain within the ownership of the applicant as the site plan shows.

In considering this statement reference has been made to National Planning Policy, Planning policies of Ribble Valley Borough Council, and the English Heritage publication 'The Conversion of Traditional Buildings : A Guide To Good Practice'.

A previous application (ref 3/2007/1042/P – appendix 4) to refurbish the stores/former cottage into annexe accommodation for The Rann was approved in 2007. This consent has now elapsed and with reference to the applicants statement below a new application is described here based on the future needs of the owners and with consideration to past use and the evolution of the site.

A further application was approved in 2003 (ref 3/2003/1119 - appendix 3) which gave consent to convert the former piggery building into artist studios.

Both these previous approvals although no longer applicable they demonstrate the suitability of the two buildings for conversion and add weight to this current application. It is also very apparent that the buildings are firmly located within the garden curtilage of The Rann and access to the properties is clearly defined as all available access points will be utilised.

The following is also included here to substantiate the application and assist the Authority in their understanding of the primary reason why this current proposal is presented to RVBC.

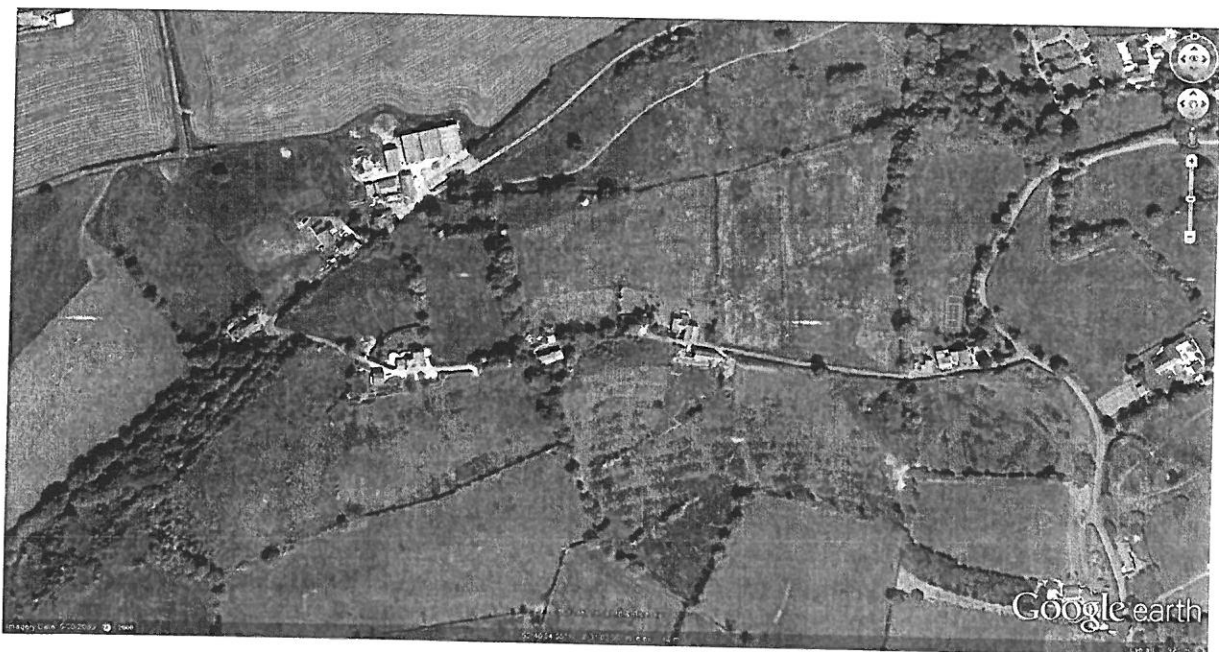


APPLICANT SUPPORTING STATEMENT

'Our family have farmed the land surrounding The Rann for over sixty years. We moved on from dairy farming to live at The Rann in 2003 creating a community woodland with environmental stewardship of the land. The woodland is now well established and requires regular maintenance and management. The plans submitted take account of the need to retain a base from which we can continue to manage the woodland and land. They also address the need for us to downsize at this stage of life now our children have left home and live in a more ecologically sound and sustainable way.'

As part of our aim to live more sustainably we are interested in making the new dwelling energy efficient and an example of utilising green energy systems in a sensitive way. Our long term vision has been to develop our woodland so that it can provide wood fuel for heating from prunings, woodland management and from general management of our land holding. We already utilise wood fuel to heat The Rann, supplemented by oil heating and intend to heat the new dwelling from renewable energy, if possible.

This we hope will be achieved by installing a wood burning stove which also heats the water, along with a Ground Source Heat Pump (GSHP) system with underfloor heating. We are exploring the possibilities of utilising the nearby stream with a micro hydro system to provide electric power to drive the heat pump. We have considered PV Solar Panels but unfortunately none of the roofs have a southerly aspect. By ensuring that the new dwelling has excellent thermal values, we are confident that our proposed renewable heating will provide sufficient heat in a sustainable way.



PLANNING DESIGNATIONS

With reference to the applicant's statement it is apparent that there is a continued employment use at The Rann and National planning policy acknowledges that the range of industries that can be successfully located in rural areas is expanding without causing unacceptable disturbance. It goes on to say that the re-use of existing buildings and sensitive small scale development can be accommodated in and around many settlements.

The buildings at The Rann are capable of conversion without major reconstruction and this is supported by the Structural Engineers report submitted with this statement.

The re-use and adaption of buildings has an important role in meeting the needs of rural areas for development and aid industry to evolve.

The house and group of buildings subject of this application are located within the parish of Mellor, are not listed or within a conservation area. The site is within an area of open countryside and outside of the AONB classifications. There have been developments to other dwellings and properties within the same area as The Rann.

This statement, it's auxiliary information, the supporting drawings and documents for the planning application provide all the available information which the applicant is able to gather in order to allow the Local Authority to determine the proposal through the normal planning process.

The local policies which relate to the application are as follows :-

Policy G1 is a generic development control policy which applies to all development proposals in open countryside. It requires all proposals to exhibit a high standard of design and development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature and materials should be sympathetic to the character of the area.

Policy ENV3 relates to approving developments which are concerned with farming and forestry and matters associated with existing buildings.

Policy ENV7 addresses the issues regarding roosting or breeding sites for protected rare species such as bats or barn owls.

Policy H14, 15, 16 and 17 relates specifically to the conversion of buildings into dwellings.

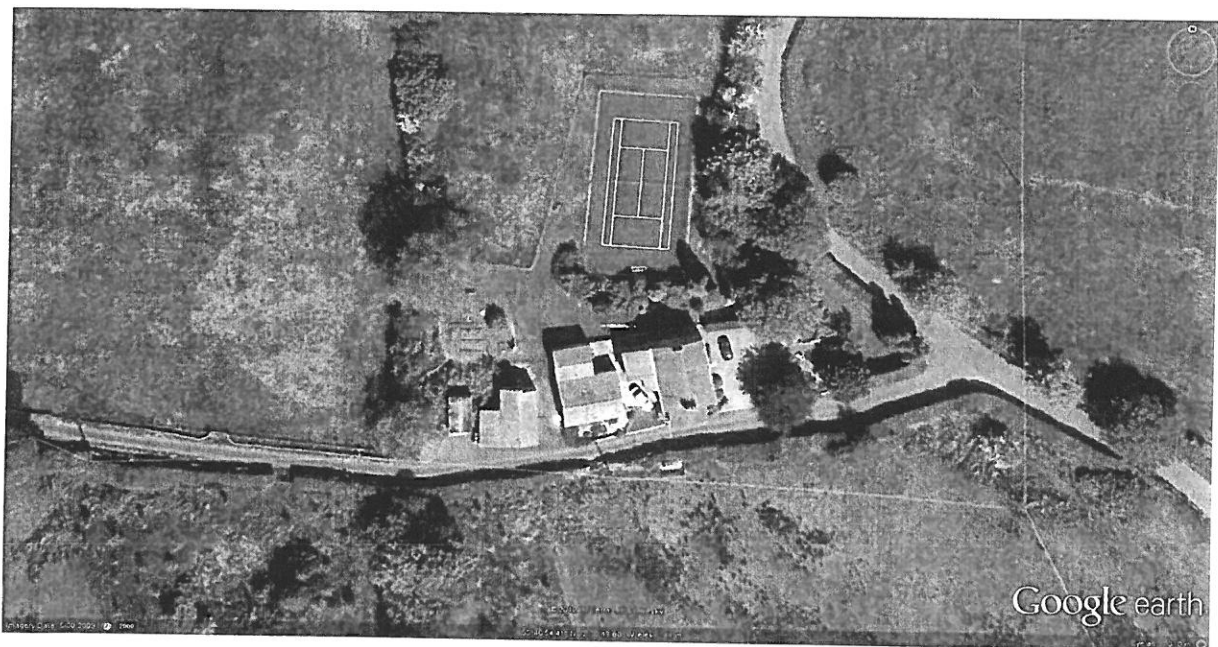
HISTORICAL CONTEXT

The Rann originally consisted of small cottages along with agricultural buildings to support a small farm. Two cottages were pulled down on the site of the current house The Rann was built in 1889 by Thomas Counsell. The land, dwellings and farm buildings had been in the Counsell family since 1740 until sold to the current owners/applicant in 2003.

The land has been farmed by the applicant for over 60 years which was until 2002 rented whilst in dairy farming business at Birley Fold. Since 2003 The Rann has been part of an environmental stewardship scheme along with a community woodland scheme also covering part of the Birley Fold land retained along with the Rann landholding, altogether totalling almost 40 acres. Historically the site has had a mix of residential/agricultural use, It has always been accessed directly from Saccary Lane.

Over the intervening years the land has been divided into separate agricultural holdings. The scale and form of the buildings are directly related to the historic land use of the area.

It is typical of the area for the house to be close to the farm buildings and The Rann is a good example of a cluster of stores and dwelling. This is entirely in keeping to pastoral land use in this area.





THE ANNEXE

The annexe immediately adjacent to the dwelling is a very simple functional detached structure constructed from random rubble solid stone walls approximately 500mm thick with a traditional truss and rafter roof arrangement finished with stone slate. The building is divided into two structures defined by a valley with the two ridges running from east to west. Within the building the spaces are divided within into three main areas. They are currently used as stores although the area closest to the house is also now used as a store this is composed of two floors and was previously a dwelling. This area has a working toilet and wash basin which is connected to the properties septic tank drainage system.

The western elevation has two ground floor openings leading into the stores with the upper one allowing access into a full height barn. This area along with the two storey area adjoining is to remain as a storage area for wood and other materials relevant for the land use/woodland use.

The elevations to the South and east overlooking the house and access road have an existing domestic aesthetic due to the previous use of the building as a dwelling. Small timber mullioned windows are typical of the vernacular. The gable wall has a first

floor window and ground floor entrance into the former cottage. Stone surrounds are typical for this type of building. The north elevation is mainly random rubble stone punctuated by two timber mullioned windows to the recessed elevation at ground and first floor.

All the roof is finished with a stone slate and stone ridge tiles in keeping with the vernacular of the area.

The ground floor is a mixture of natural ground and stone flags and the internal walls are, with one exception, typical random rubble typical of this building type.

The upper floors are typically timber joists with broad floor boards. There are no significant architectural features beyond the traditional details expected of a building of this type.

Reference should be made to the accompanying Structural Report (appendix 1) for further information.



DOMESTIC STORE

This building is immediately behind the annex/barn structure separated from the annexe by a mix of tarmacadam and stone cobble access way. It is a very simple functional detached structure constructed from random rubble solid stone walls approximately 500mm thick with a traditional truss and rafter roof arrangement finished with stone slate. The building has two floors and a lean to structure on the western side. The eastern elevation is shown above and the timber doors with natural stone surrounds are punctuated with mullioned windows giving the building a domestic aesthetic although internally the building reveals its former agricultural use. The building is also domestic in scale and internally the stalls and dividing walls of a piggery are evident. They are currently used as stores for the main house.

The western elevation has a mullioned window opening looking into the lean to area and the roof to this portion is also a stone slate finish supported on timber rafters aided by a steel beam spanning the width of this area.

The elevation to the south has three existing openings. At ground floor there is an opening allowing access into the lean to area and there is another opening with a timber door formerly used as access to the first floor from the lane. There is a small slot window at ground floor close to the larger opening.

The North elevation is overlooking the garden and again has an existing domestic aesthetic due to the two small timber mullioned windows located at ground and first floor in the rendered area and a larger timber mullioned window in the lean to gable which is recessed back from the main gable. The gable wall is a mix of sand cement render on brickwork and natural rubble stone.

As the annexe, all the roof is finished with a stone slate and stone ridge tiles in keeping with the vernacular of the area. The floor levels are varied within. The ground floor is a mixture of natural ground and stone flags and the internal walls are typical random rubble typical of this building type.

The upper floors are typically timber joists. There are no significant architectural features beyond the traditional details expected of a building of this type, notwithstanding the stone swills to the piggery stalls.

Reference should be made to the accompanying Structural Report (appendix 1) for further information.

The habitat survey (appendix 2) encompasses both buildings described in detail here and has been undertaken by the specialist ecological team which provides further descriptions of the interior and the report is included with the planning application in accordance with policy ENV7.

THE PROPOSAL

The house and buildings subject to this application are part of an established group of buildings owned by the current occupier/applicant which form a residential site with a distinct rural 'hamlet' feel to the setting. It is not in an isolated position as there are other dwellings close by and the lane is a right of way (again owned by the applicant) leading to other homes. There is also a public footpath and a concessionary footpath leading to the community woodland. When viewed from the lane it is apparent that there is an aesthetic of dwellings as opposed to agriculture and the proposal to refurbish the buildings and create additional habitable space will not impose any inappropriate development on the rural setting given the context of the site.

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

Reference should be made to the application drawings for detailed information which show how the proposed new habitable spaces are to be created within the volume of the existing buildings. Care has been taken to address the requirements as stipulated within policies H14, 15, 16, and 17

The buildings are structurally sound (in accordance with the report) and capable of conversion for the proposed use without the need for major alterations which would adversely harm the character and appearance of the building within it's setting. None of the buildings interesting structures will be lost.

The annexe is obviously capable of satisfactory conversion without the need for major demolition or rebuilding works as it has historical use as a dwelling. The proposal is to utilise all the existing openings and incorporate one new opening on the south elevation as shown (and as previously approved in 2007) with no other exterior modifications with the exception of the additional roof lights. The design of the conversion of the store (former piggery) will be of a high standard and in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.

External alterations include the formation of new door and window openings which are of a proportion and size to replicate existing openings and copy their patterns. The roof lights are to be flush fittings of the conservation type and have non reflective glass.

There is some demolition necessary internally and the existing dividing walls are to be adapted to create the space for the dwelling.

An independent drainage system will be incorporated which will include a new septic tank and pipes in a suitable location subject to an environmental study of the site. Existing garden areas are to be retained to the north of the building and tidied with a new low timber slatted field fence erected.

All external pavings to be in natural materials and to be either pavers or sets to be laid out to appropriate areas. The access arrangement remains unaffected as this is leading off the lane serving the other dwellings which have been subject to previous consents.

The existing concrete garage is to be replaced with a new timber framed and weather boarded double garage structure as detailed on the proposed drawing. The replacement building is to be set back with the land remodelled to allow car parking space off the lane as shown on the proposed site plan.



Reference should be made to the covering letter/application form and the following :-

Appendix 1 – Structural report

Appendix 2 – Habitat survey

Appendix 3 – Planning approval (2003)

Appendix 4 – Planning approval (2007)

Existing and proposed architectural drawings (ref Rann/A/O1 – 17)

Location plan at 1 : 1250 (showing ownership extent)

Peter Hitchen RIBA

19 December 2012

Peter Hitchen Design Ltd

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

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Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/2007/1042

DECISION DATE: 20 December 2007

DATE RECEIVED: 07/11/2007

APPLICANT:

HS Hodge and Sons
The Rann
Saccary Lane
Mellor
Lancashire
BB1 9DL

AGENT:

David Hill Property Consultancy
The Newship
Mill Bridge
Skipton
N Yorks
BD23 1NJ

DEVELOPMENT PROPOSED: Use of existing domestic storage areas of stone clad building adjacent to The Rann, as annex accommodation to The Rann.

AT: The Rann Saccary Lane Mellor Lancashire BB1 9DL

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The proposed development shall only be occupied as an extended family unit in conjunction with the property to which it is related, and it shall not be used as a separate unit.

Reasons: In order to comply with Policies G1 and H9 of the Ribble Valley Districtwide Local Plan. The division of the dwelling into separately occupied units could be injurious to the amenities of the neighbouring occupiers and to the character of the area and would require further consideration by the Local Planning Authority.

3. The proposed new window shall have a timber frame and shall be retained as such in perpetuity.

Reason: To comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan to ensure a satisfactory standard of appearance in the interests of visual amenity.

4. The proposed roof light shall be of the Conservation type, recessed with a flush fitting, precise details of which shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on the building.

REASON: In the interests of visual amenity in order to retain the character of the building and to comply with Policies G1, H16 and H17 of the Ribble Valley Districtwide Local Plan.

P.T.O.

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DECISION DATE: 20 December 2007

5. No conversion works shall begin until a survey has been conducted by a suitably qualified person, to investigate whether the building is utilised by bats or other protected species, and the survey results have been passed to the Local Planning Authority. If such a use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by the Local Planning Authority before any work commences on site.

Reason: To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed in accordance with Policies G1, ENV7 and ENV8 of the Ribble Valley Districtwide Local Plan.

Relevant planning policy

Policy G1 - Development Control
Policy H9 - Extended Family Accommodation
Policy ENV3 - Development in Open Countryside

Summary of reasons for approval

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

Note(s)

1. For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
2. The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application

STEWART BAILEY
DIRECTOR OF DEVELOPMENT SERVICES

Ribble Valley Borough Council

DELEGATED ITEM FILE REPORT - APPROVAL**Ref: CS/CMS**

Application No:	3/2007/1042/P
Development Proposed:	USE OF EXISTING DOMESTIC STORAGE AREAS OF STONE CLAD BUILDING ADJACENT TO THE RANN, AS ANNEX ACCOMMODATION TO THE RANN AT THE RANN, SACCARY LANE, MELLOR

CONSULTATIONS: Parish/Town Council

Parish Council - No objections to this proposal, but expressed concern that a permission could result in the creation of separate residences.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) – N/A.

Environment Agency – N/A.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control.

Policy ENV3 - Development in Open Countryside.

Policy H9 - Extended Family Accommodation.

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

The dwelling and the former agricultural buildings at The Rann are situated on the north side of a private access road which runs off the western side of Saccary Lane. The site is within the open countryside and is not immediately adjoined by any other properties.

Under reference 3/2003/1119/P planning permission was granted, firstly, for the conversion of a barn adjoining the dwelling into two units of holiday accommodation, each comprising a kitchen/living area on the ground floor with a bedroom and shower room above. It was stated in that application that the remainder of the barn would be used for storage purposes ancillary to the existing main dwelling. That previous permission also authorised the conversion of a separate piggery/stables building into a workshop on the ground floor and an artists studio above, to be used in association with the proposed holiday accommodation. No works have been carried out towards the implementation of that previous permission.

The part of the barn authorised for ancillary storage purposes is already separated from the rest of the building by internal walls, and it has an existing first floor with an existing staircase, and an existing toilet/shower room on the ground floor. This application seeks permission for the use of this part of the barn as a small unit of ancillary living accommodation comprising a living room, utility room and the toilet/shower room on the ground floor, with a bedroom above. It is to be occupied by the son of the owners of the property.

Externally, the proposal would involve reinstating a former window which has been built up,

and the formation of a small conservation type roof light.

As this part of the building is already authorised for a use ancillary to the main dwelling, I can see no objections in principle to the application, subject to a condition to ensue that it remains as ancillary accommodation and does not become a separate dwelling in its own right. I also consider the proposed external alterations to be acceptable subject to appropriate conditions.

Overall, I can therefore see no objections to this application.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditionai planning permission be granted.