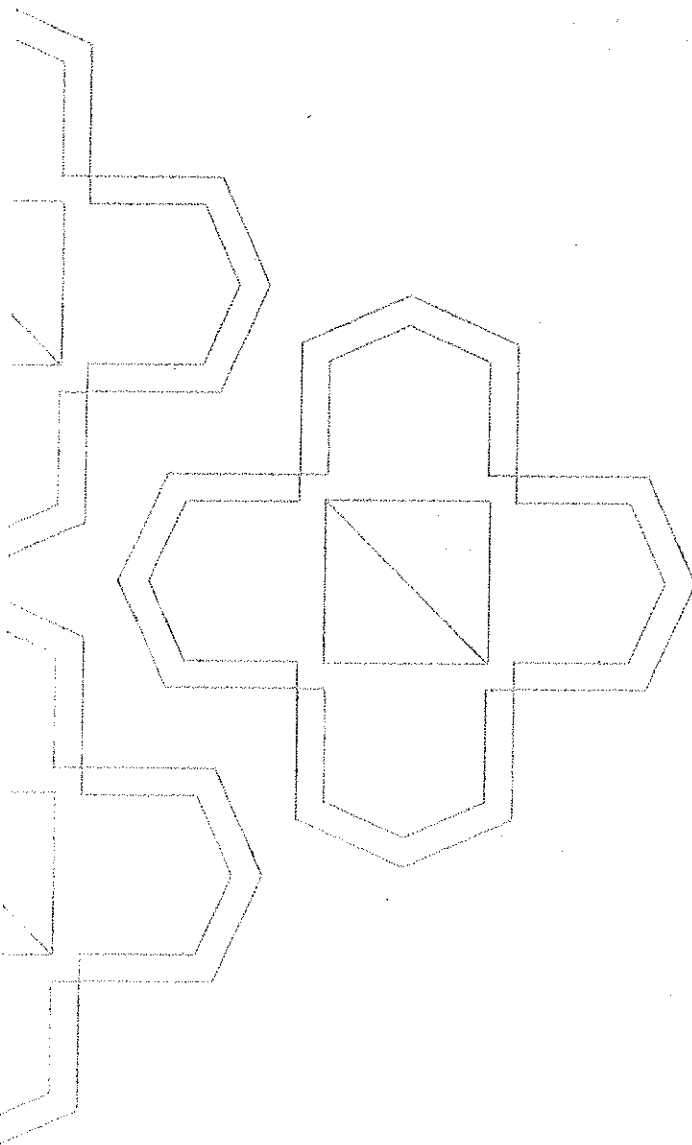


32013 0216P



Barn 1 Camping
Barn/Holiday Cottage) -
Dwelling 1
Greengore Farm
Hurst Green
Cliteroe
BB7 9QT

PREPARED FOR: Mr and Mrs Kay
PREPARED BY: Daniel March
DATE: 11th May 2012
REFERENCE: AG637 Rev B

LAYOUT

The proposed design incorporates a large open plan living area to increase the passage of natural light into the building and therefore reduce the need for additional window openings.

Rooms which are thought to be more sensitive i.e. the master bedroom are positioned in such a way that the privacy of the occupants will not be adversely affected. This reduces the need to introduce/alter perimeter boundary fences so that the landscape remains similar to that already existing.

SCALE

The scale and size of the proposed barn will not be altered.

LANDSCAPE

Landscaping will be generally soft domestic landscaping within the curtilage of the proposed dwelling including areas of permeable hard landscaping to driveways, pathways etc. to match existing. Landscaping will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape.

A 1.5m high matching stone wall will be constructed to define the space between the new dwelling and original dwelling.

APPEARANCE

The appearance of the building will remain unaltered externally, except for the addition of one conservation style rooflight to the rear less visible roof slope in order to keep the principal elevation unchanged.

RELEVANT PLANNING POLICY GUIDANCE

POLICY G1

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."

The proposal is for a high specification dwelling which has been carefully designed to avoid alterations which will significantly affect its appearance externally.

Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwelling 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 damaged 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"

The proposals do not involve any expenditure by the public authorities and utilities. The landscape qualities of the area will remain unchanged. The scheme will not affect nature conservation interests.

Policy H16 states:

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

The existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for extensive building or major alterations. The barn is of sufficient size for minimal living accommodation and no extensions are proposed. We believe that the building is worthy of retention and have made every effort to keep the scheme sympathetic to its character.

should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

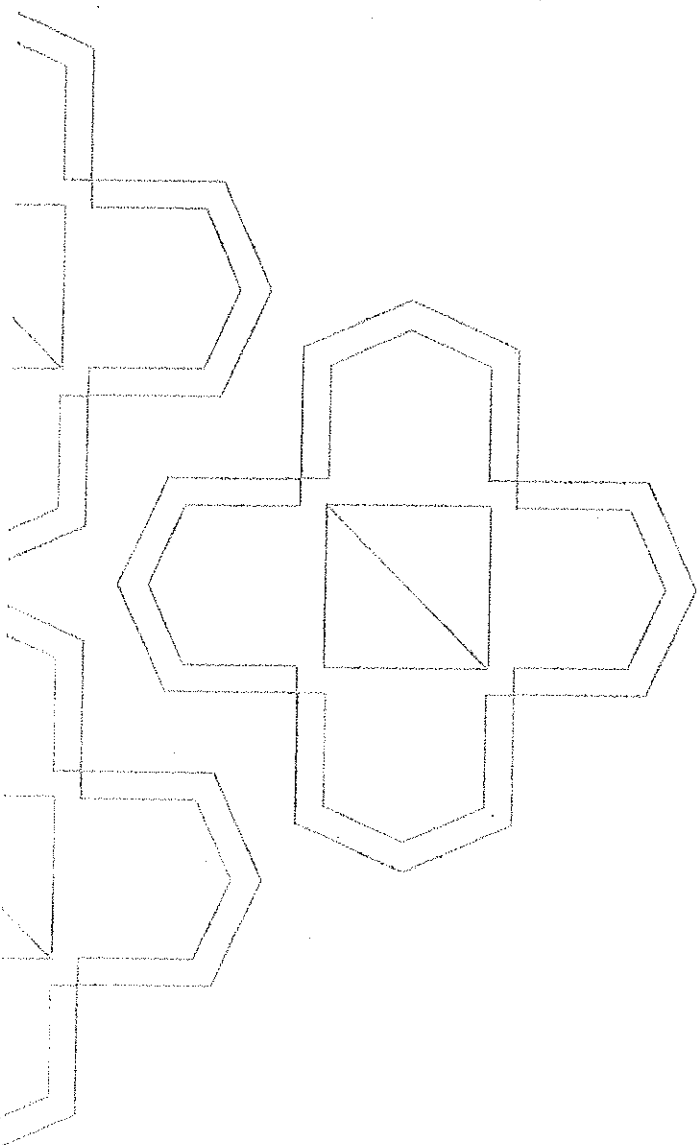
All existing window and door openings are retained. There are no new openings proposed.

Policy H17 (c) Materials states:

"With any conversion, as much of the original fabric should be retained as possible. Where rebuilding is unavoidable, then existing materials should be used. When modern materials are used for repair or rebuilding, they are invariably obvious and immediately noticeable. In order to maintain converted farm buildings in an authentic condition, new work should blend harmoniously with old; reproduction slates and tiles, reconstituted stone, concrete and aluminum and plastic are generally unacceptable materials."

All of the original fabric is to be retained.

32013 0216P



Barn 2 /Outbuildings -
Dwelling 2 and Garage
Greengore Farm
Hurst Green
Cliteroe
BB7 9QT

PREPARED FOR: Mr and Mrs Kay
PREPARED BY: Daniel March
DATE: 11th May 2012
REFERENCE: AG637 Rev B

Redundant door openings such as the second door to the RHS elevation, the two LHS barn doors to the front elevations and the barn door to the rear will be retained and provided with fixed glazed stable type doors. All stone lintels and corner quoins will remain unchanged. The existing small openings which are predominantly located to the gable walls and rear elevation, to allow cross-flow ventilation will remain and be glazed.

Although the orientation of the existing building is not ideal to maximize solar heat gain provided from the sun, the design makes the best use possible of the existing space by locating the more commonly used rooms, i.e. the kitchen/diner and master bedroom so that they benefit natural light. This should help to reduce the need for artificial lighting and heating and allow for a more sustainable way of living.

Landscaping and access to the dwelling will remain simple to ensure the scheme does not compete with the rural landscape for attention but instead blends into the landscape. The external forecourt area will remain gravel/cobbled as existing.

We feel that we have produced a design which facilitates improved modern day living requirements, whilst ensuring the character of the building remains. We also believe that conversion of the barn is vital to ensuring the buildings future survival as it is currently redundant and therefore considered to be a liability. A change of use will allow new funds to be injected into the building and as a dwelling will ensure that finances are in place to ensure maintenance costs are met so the building may survive for future generations.

USE

The existing properties on the site are currently of agricultural use. Other buildings in the area are predominantly a mixture of agricultural and residential use. The surrounding properties are a mixture of rural designs, but are generally substantial properties with a large footprint.

The site is located within the Area of Outstanding Natural Beauty (ENV1).

AMOUNT

The existing barn has a footprint of approximately 215.9m².

The proposed barn has a footprint of approximately 203.8m² (due to the demolition of the blockwork lean-to extension and small stone lean-to).

The proposed barn will have 4 bedrooms.

LAYOUT

The colours, profiles and textures of all materials to be both compatible and sympathetic to the nearby buildings and local vernacular.

We consider that the proposal is suitable for other small scale uses appropriate to a rural area and detail within this relevant planning policy guidance section how the proposal conforms to the relevant policies of the local plan.

Policy H2 states:

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

- ii. 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 existing barn has been surveyed by a qualified Chartered building surveyor and has deemed to be structurally sound and suitable for conversion without the need for substantial reconstruction. It is our opinion that the building is well situated as a residential dwelling, being close to Hurst Green village. The proposed development therefore satisfies the criteria of the above policy.

Policy H15 states:

"Planning permission will be granted for the conversion of buildings to dwelling 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 damaged 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"

The proposals do not involve any expenditure by the public authorities and utilities. The landscape qualities of the area will be improved due to the removal of unsightly cheaply constructed modern buildings. The scheme will not affect nature conservation interests and will not have a detrimental effect on the rural economy as the buildings are redundant and unused.

There are very few new openings and those that there are, are small in size and located to elevations not visible to the public.

There is no provision for a separate garden area within the scheme. The scheme will incorporate the use of the proposed stone garage for vehicular parking. The access to the site is believed to be to a safe standard.

Policy H17 (a) Roofs states:

"The single most important external feature of a traditional farm building is the roof, seen at a distance, they tend to dominate elevations. Large unbroken roof slopes are a characteristic within the Borough which should be respected. Dormers are not usually found on agricultural buildings and even small roof lights catch the eye by reflecting open sky or sunlight. An alternative may be a suitable opening in the gable end to supplement light level.

Normal roof lights have the disadvantage of an upstand which visually jars with the roof profile. Flush fitting roof lights with concealed integral gutters are now available. Also, it is now possible to obtain specific no-reflective glass to fit into the roof light. Single storey farm buildings should remain single storey accommodation."

The existing roof profile will remain unchanged. The unsightly modern concrete tiles will be removed and replaced with a traditional slate roof. Where the design incorporates new roof lights, these will be of a conservation style to reduce the visible appearance on the profile of the roof.

Policy H17 (b) New Openings in Walls states:

"Agricultural buildings are characterized by a limited number of window and door openings. Conversion to a single dwelling-house is generally preferable to the creation of more than one dwelling, since this will easily involve fewer new window and door openings. Apart from the wagon door openings, windows and doors are commonly small and insignificant on agricultural buildings. In conversions, the type, proportion and detail of existing openings should be observed, the proportion and size of existing openings should also be taken into account, when determining the accommodation to be provided within the building. Any additional doors and windows should copy existing patterns. Large wagon door openings should be used to provide the majority of internal natural light by constructing an inconspicuous frame set back into the building. The use of leaded light windows should be avoided."

As aforementioned, all existing window and door openings are retained. There are very few new openings and those that there are, are small in size and located to elevations not visible to the public. Where new openings are

ACCESS

CONSIDERATION

Access to the site is off a dirt tract off Shire Lane and once vehicles have entered the site, they will have adequate room to turn and maneuver.

APPROACH

The design of the property fully takes into account the requirements of part M Building Regulations in terms of both circulation and accessibility.

CONSULTATION

No consultation has been conducted with Highways in respect of the proposal.

