

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: SK

Application No:	3/2013/0333
Development Proposed:	Proposed change of use of 4no. holiday apartments to 2no. residential dwellings and the addition of 1no. four-bed dwelling with detached double garage. Brook farm, Longsight Road, Clayton-Le-Dale, BB1 9EX.

CONSULTATIONS: Parish/Town Council

No response

CONSULTATIONS: Highway/Water Authority/Other Bodies

LCC Highways: No objection subject to condition

CONSULTATIONS: Additional Representations

N/A

RELEVANT POLICIES:**National planning Policy Framework****Ribble Valley Districtwide Local Plan:**

Policy G1 - Development Control.
 Policy ENV3 – Open Countryside
 Policy G5 – Development outside the main settlements
 Policy H20 – Sites outside settlements
 Policy H2 – Dwellings in the Open Countryside

Ribble Valley Core Strategy (Regulation 22 Submission Draft):

Policy DMG1 – General Considerations
 Policy DME1 – Protecting Trees & Woodlands
 Policy DMH3 – Dwellings in the Open Countryside
 Policy DMB1 – Supporting Business Growth and the Local Economy
 Policy DMB3 – Recreation and Tourism Development

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

Consent is sought for the proposed change of use of 4 holiday apartments to 2 residential dwellings and the erection of 1 four bed dwelling with double garage and associated works at Brook farm, Longsight Road, Clayton-Le-Dale, BB1 9EX.

The application site is located off Longsight Road Road (A59) Clayton le Dale. The site is currently occupied by a redundant barn (which benefits from an unimplimented consent for conversion to 4 holiday apartments), En existing two storey dwelling (Brook Farmhouse), storage building, car port and numerous domestic greenhouses, access is provided at the south east extents of the site directly off the A59.

The proposal seeks consent of the erection of a new detached dwelling and associated garage/driveway to the western extents of this site, and the conversion of the existing barn

into 2 x 3 bedroom dwellings.

Access

The main access will be retained and serve the existing dwelling, proposed conversion and new dwelling. The application has been the subject of extensive pre-application discussion with Lancashire County Council highways who have raised no objection in relation to the application subject to conditions to maintain visibility splays and the resurfacing of the existing access.

Conversion of Barn to 2 x 3 bedroom dwellings

The existing barn benefits from an extant consent for conversion into 4 x holiday apartments (3/2001/0525) which was also the subject of a s106 agreement which limits the habitation of the holiday apartments to a three month period. The applicant has received pre-application advice which has advised that the applicant should seek to submit an application prior to formally amending the s106 agreement.

In relation to the principle of the conversion of the barn into 2 x 3 bedroom dwellings I am mindful of adopted and emerging local policy and the National Planning Policy Framework (NPPF). Whilst the potential impact of the loss of a rural business it is noted that the holiday apartment consent was never implemented and therefore this consideration bears little weight. In light of the presumption in favour of sustainable development (NPPF), I do not consider that the location the barn is overly isolated. I also consider that the proposal would make efficient use of existing buildings and would represent an efficient use of land. Policy H16 states that conversions of buildings to dwellings will be granted providing the property is capable of satisfactory conversion without the need for substantial demolition or rebuilding works, I consider that the proposal, as submitted, accords with the aims and objectives of this policy given the limited external works needing to be undertaken to enable the use of the barn through conversion.

It is for the above reasons that I consider this element of the proposal, in principle, to be in accordance with current and emerging local and national planning policy.

Erection of new detached Dwelling

The proposal additionally seeks consent for the erection of a two storey detached dwelling to the west of the existing farmhouse. It is proposed that numerous domestic green houses will be removed to enable the development and that the existing car-port will be removed to provide access at the northern extents of the site. The proposed dwelling will accommodate 4 x bedrooms at first floor with lounge kitchen and dining facilities on the ground floor. The dwelling is of a twin-gabled appearance with a central glazed element serving an open hallway/landing. The dwelling will be constructed of coursed stone north and south elevations with rendered side elevations with timber windows and reconstituted stone heads and cills. In terms of overall appearance and scale I consider the dwelling to be acceptable given its location and setting and do not consider that the dwelling would have a detrimental impact upon the immediate or wider setting.

When considering the principle of the erection of a new dwelling in the open countryside I am mindful of adopted and emerging local and national planning policy. I do not consider the siting/location of the dwelling to be overly isolated or remote from other built form and consider that the site is a sustainable location by virtue of its access to an existing bus route and services.

As such, it is for the above reasons that I recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity, nor would it have a significant visual impact on the wider or immediate context

RECOMMENDATION: That conditional planning permission be granted.