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# **Design and Access Statement**

**In Support of a Planning Application for**

**Change of Use of Holiday Let into  
Residential Dwelling**

**Mr H T Gornall  
Cragg House Barn  
Outlane  
Chipping  
Preston  
PR3 2NQ**

**Mrs Julia Pye  
Hill Crest Farm  
Startifants Lane  
Chipping  
Preston  
PR3 2NP**

## **Amount / History**

This application is for the change of use of a single occupancy holiday let (3/2008/0036) granted permission in February 2008 from an agricultural barn, into a single residential dwelling.

The barn was successfully completed in the early part of 2010 and the conditions for the previous change of use have now been discharged application number 3/2012/0422.

The applicant instructed me in 2011 to seek pre application advise on his behalf with regards to changing the use of the barn into a residential dwelling, this was dealt with by Rachel Horton and all comments detailed in her letter have been taken on board when compiling this application.

## **Use**

The barn has been converted to a good standard in line with policies H15, H16 H 17 and R3, the conversion was allowed in the first instance due to it having little impact on the AONB due to its location and sympathetic conversion with minimal window and door openings, minimal curtilage area and not being prominent from the main road, it should be noted that the building has been completed as per the approved plans and not changes to the building will occur as part of this application, this application seeks for a non material change of use of the building only.

The barn will be used for a singular residential dwelling, highways were consulted on the original change of use application and they felt that the access was adequate for a singular residence therefore no additions to the access is proposed as part of this application.

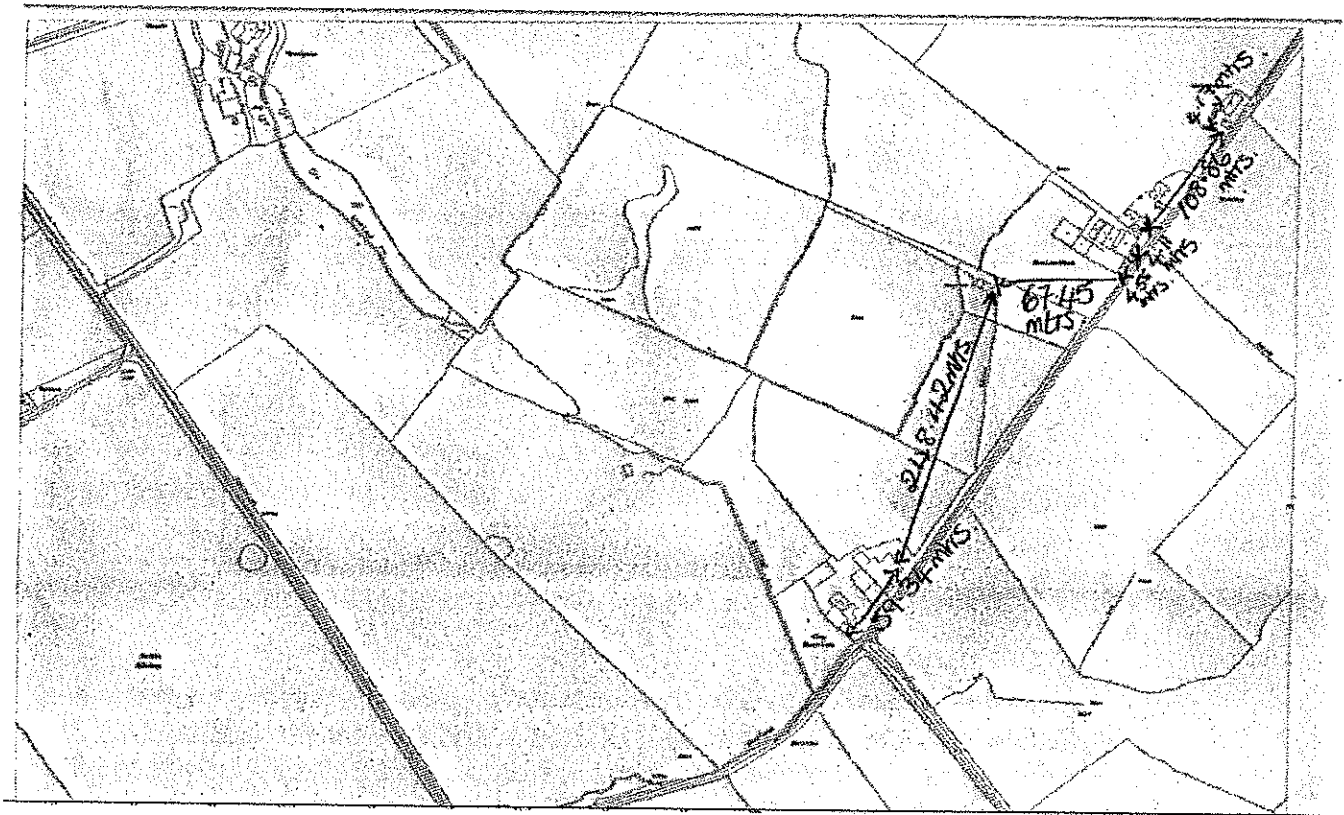
## **Layout**

Cragg Barn lies 1 mile to the West of Chipping Village on Outlane which is off Collins Hill Lane and Fish House Lane.

Out Lane is a rural lane on the outskirts of Chipping Village it joins Collins Hill Lane on its southern point and Fish House Lane on the northern point. However although the lane is rural it is highly populated in comparison to other lanes within the area with 9 buildings either having planning permission for residential dwellings, holiday lets or existing residential units, there is also a commercial garage and a two of the properties are farms which benefit from

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ancillary buildings these are shown in detail along with distances between them on the map below.



The map clearly demonstrates that the building in question is not isolated, not only is it closer to a domestic building than other properties on the lane it's position is in keeping with the local vernacular. As stated in the approval for the holiday the barn is not a prominent feature on the landscape and due to the minimal curtilage which is not being altered as part of this application its impact on the AONB should still be viewed as minimal and therefore would comply with Policy H16.

In addition to Local Planning Policy the National Planning Framework paragraph 17 of the NPPF highlights as one of its 12 'Core Planning Principles' that planning should 'Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.' The definition of Brownfield land is industrial or commercial facilities/sites that are abandoned or underused and are available for re-use. This site as it has permission on for a Holiday Let should be classified as brown field.

The Holiday Let has not been successfully let out since its completion due to lack of demand and therefore it would be beneficial to the building to be utilised, making a much more efficient use of the site.

## **Scale**

The scale of the development will not alter in terms of size, bulk or mass from the existing barn. With no built development being part of this application.

## **Landscaping**

The landscaping of the site has been completed and accepted by the planning office within the conditions of the original planning and no further works will take place on site.

## **Appearance**

The appearance of the barn will remain the same as per the approved plans.

## **Access**

The sight lines and access to the property have been agreed as adequate by the Highway's department as part of the consultation for the holiday let application. As a residential dwelling will cause less traffic movements it is envisaged that the approved access will remain adequate. There is adequate room on site for the turning and maneuvering of vehicles and room for emergency services if they were ever required on site.