

Design and Access Statement

In Support of a Planning Application for

**Conversion of 1No Traditional Stone Barn into
1No Dwelling**

Startifants Farm

Longridge Road

Chipping

Preston

PR3 2QD

Introduction

A full planning application, for the conversion of 1No detached barn in 1No detached dwelling. The barn will have associated domestic curtilage and parking area. There is an existing entrance off Longridge Road which will be used for access to the conversion.

Site Description

Startifants Farm is owned by Mr & Mrs Robinson and includes a this redundant character stone barn.

On completion of the development, the barn would be rented out or sold as a self contained unit of accommodation to provide additional income for the applicants and make use of the building once more.

Proposed Use

The proposed works for this application include the conversion of the barn. This work will be carried out under the remit of the Structural Appraisal (that accompanies this application) as well as a basic design rationale outlined in the accompanying plans.

The conversion will be accompanied by a private domestic garden and parking area, as shown on the site plans.

Policy

This application is consistent with policies outlined in the local plan. The privacy and amenity to the applicants currently living on site, as well as future inhabitants, have been considered. Safe and convenient access is proposed as part of the application.

Within the National Planning Policy Framework under section 1 'Building a strong, competitive economy' it requires planning to operate to encourage and not act as an impediment to sustainable growth. Significant weight should be placed on the need to support economic growth through the planning system with a proactive approach to meet the development needs of business. Under section 3 'Supporting a prosperous rural economy' support is given to economic growth and all types of business and enterprise in rural areas in order to create jobs

and prosperity by taking a positive approach to sustainable new development this includes the well-designed new buildings as in this planning application.

Based on the national and local planning policy framework above the proposal would comply with the thrust of current planning policy.

The NPPF states that in order to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. 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;**

Design & Layout

Overall, in accordance with Policy, the applicant aims to achieve a high standard of conversion, improving the general appearance and character of the area and the following considerations have therefore been taken into account.

The design and conversion have been sensitively detailed to adhere to the Councils Local Plan Policy so that the conversion retains and respects the character and physical nature of the barn and the surrounding environment.

All the materials used will be locally sourced and in keeping, with a major emphasis placed on the use of the original fabric of the barn and the harmonious blending in of any new works.

The walls and roof structure will need to be repaired in places (see attached Structural Appraisal) however this will be done in the manner under which the design rationale has been explained.

The work to the interior will retain as much of the original layout as possible, to make best use of the limited source of natural light openings. The overall conversion will include a sufficient

living and kitchen areas, as well as bathroom and dormitory areas by the provision of a first floor, created as part of the conversion.

Where possible, doors and windows are to be situated in existing openings and have been shown to be in keeping with their size, proportion and location.

There is a new curtilage proposed as part of this conversion. However this will be done simply and boundary treatments will reflect the rural character of the building. It will remain open and uncluttered. The new curtilage will provide adequate room for turning and parking of vehicles, and new garden areas will be provided.

The site has been assessed with design in mind, and so a comprehensive scheme has been devised in the interests of the applicants and the appropriateness of the conversion. Matters of scale, design and layout have been tailored to be in keeping with the surrounding area.

Location



This means the application site is in a sustainable location as set out in the NPPF.

Access

There is currently a wide vehicular access point off Longridge Road which will serve the new dwelling. Visibility is good and the traffic along this road is minimal.

Landscaping

There is a new garden area to be created as part of this proposal; however, this will not require any heavy landscaping works.

The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of policy regarding environment.

Conclusion

This application will create one new dwelling in a sustainable location, reusing a redundant building and bringing it back into use once more. There are no flooding, highways or contamination issues. It is therefore considered that the application should be considered favourably by the local planning authority.