

**DRAFT RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE**

**APPROVAL**

**DATE:** 6 JANUARY 1998

**REF:** AW/JS

**CHECKED BY:**

**APPLICATION NO:** 3/97/0558/P (GRID REF: SD 6452 3469)  
**PROPOSED CONVERSION OF EXISTING REDUNDANT BARN TO FORM TWO DWELLINGS, ERECTION OF THREE DOUBLE GARAGES AND INCORPORATION OF PART OF AGRICULTURAL LAND INTO RESIDENTIAL CURTILAGE AT LOWER BARN COTTAGES, RIBCHESTER FOR MR C TALBOT**

**PARISH COUNCIL:**

Objects upon the following grounds:

1. There are problems of access and of pressure on local facilities.
2. Conversion of the barn into two dwellings is excessive because:
  - (a) it involves an extension of residential curtilage into the countryside which is harmful upon the landscape;
  - (b) proposed extensions are contrary to the policies of the local plan; and
  - (c) the lane will not be able to take the additional traffic.

**COUNTY SURVEYOR:**

I have no objections to the principle of barn conversions but am opposed to any new build dwellings unrelated to the needs of local agricultural. The access road to the site from Ribchester is single track with few passing places and passes through a farm yard. In addition bridleway No. 62 runs along the access road which is considered unsuitable to serve as the means of access to modern residential development.

If the development is for the conversion of the barn please secure adequate off-street parking together with turning facilities for refuse vehicles.

**ENVIRONMENT AGENCY:**

No objection subject to technical requirements.

**NEARBY RESIDENTS AND FOOTPATH ADVERTISEMENT:**

No representations have been received.

**Proposal**

This planning application seeks planning permission for conversion of a redundant barn into two units, erection of a pair of semi-detached double garages and erection of a detached double

garage for the existing property of Lower Barn Farm at Lower Barn Cottages, Ribchester. A structural report has been submitted with the application.

#### **Site/Location**

Comprises a large redundant barn which enjoys an elevated position situated to the rear of Lower Barn Farm, Ribchester. This in turn is situated approximately 460m to the west of Lower Alston Farm. Lower Barn Farm fronts onto the road which leads down to the River Ribble.

#### **Relevant History**

3/94/0180/P - Rebuilding of existing detached dwelling at Lower Barn Farm. Granted 26 April 1994.

#### **Relevant Policies**

Policy G1 - Development Control - deposit edition Districtwide Local Plan.

Policy H13 - Curtilage Extensions - deposit edition Districtwide Local Plan.

Policy H16 - Location of the Building to be Converted - deposit edition Districtwide Local Plan.

Policy H17 - (Building to be Converted) Conversion of Barns and Other Buildings to Dwellings - deposit edition Districtwide Local Plan.

Policy H18 - (Design Matters) Conversion of Barns and Other Buildings to Dwellings - deposit edition Districtwide Local Plan.

Policy H19 - Extensions to Converted Rural Buildings - deposit edition Districtwide Local Plan.

Policy ENV2 - Development in Open Countryside - deposit edition Districtwide Local Plan.

#### **Issues**

This planning application is for the conversion of an existing stone and slate barn, not two new build cottages.

I have successfully negotiated with the applicant's agent regarding the scheme of conversion to a more sympathetic conversion upon the character of this traditional rural building in terms of new window and door openings - chimneys, materials, etc. I believe both the barn and area can withstand the conversion to two units. I have allowed some new build extensions to the barn because they are relatively small in size and do not detract from the character of the barn. They are to replace an existing stone built shippon attached to the barn.

The amount of garaging provided may seem to some as excessive but I have pulled them away from the barn so that they do not detract from the character of the building. The proposed garaging for the barn is to be situated at the far end of the existing farm yard and are to replace some existing dilapidated agricultural buildings. Thus the area will benefit some visual improvement over the existing by the proposals. The proposed garaging for the existing house is close to the barn but is at a lower level than the barn and will not detract from the building.

The majority of the two curtilages covered the existing yard area of the farm yard and will be screened from the road by the barn itself. Upon the eastern side of the existing yard this will involve some curtilage extension to incorporate the access and drive to the yard, but it follows the existing line of an existing slurry lagoon and a stone mounting block. I believe therefore that this element of the proposal accords with Policy H13 of the Plan as the proposal follows existing identifiable features and there is no environmental harm upon the landscape.

The conversion is located close to the farmhouse of Lower Barn Farm, however, I have managed to overcome any possible problems of overlooking through the strategic placement of the window openings to the barn.

In terms of the highway comments, I believe the County Surveyor was of the understanding that this was for the erection of two new build modern houses. As regards any possible conversion, he has no objection to the scheme upon highway issues. The applicant's agent has secured adequate off-street parking together with sufficient turning space for refuse vehicles within the scheme.

For the above reasons I recommend accordingly.

**RECOMMENDATION:** That planning permission be GRANTED subject to the following condition(s):

1. The development hereby approved shall relate to the amended plans received on 16 December 1997.
2. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that Order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 Classes A to H shall not be carried out without the formal consent of the Local Planning Authority.
3. This permission shall relate to the proposed conversion in accordance with the structural survey submitted as part of the application and dated 22 August 1997. Any deviation from the survey may need to be the subject of a further planning application.
4. No works can begin until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the English Nature Species Protection Officer and the Local Planning Authority, to investigate whether the barn is utilised by bats or any other protected species, and the survey results passed to English Nature and the Local Planning Authority.

If such use is established, a scheme for the protection of the species/habitat shall be submitted to and agreed in writing by English Nature and the Local Planning Authority before any work commences on site.

5. Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.
6. The proposed garage/car port shall be for private and domestic purposes only and no trade or business whatsoever shall be carried out from within the building.

**REASON(S):**

1. For the avoidance of doubt.
2. In order that the Local Planning Authority shall retain effective control over development.
3. Since the application is for the conversion of the building only.
4. To ensure that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.
5. In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

6. In order to safeguard nearby residential amenities.

**NOTE(S):**

1. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act. Footpath 61 in the parish of Ribchester abuts the site.
2. You are advised that a separate consent is required from the Environment Agency under the terms of the Water Resources Act 1991 for any proposed sewage or trade effluent discharge to a water course or other controlled water, and may be required for discharge to a soakaway. (Controlled waters include rivers, streams, ground water, reservoirs, estuaries and coastal waters).
3. The applicant is advised to ensure that the land proposed for the soakaway has adequate permeability in accordance with BS 6297; 1983.
4. The foul drainage system should be sited so as not to cause pollution of any water course, well, borehole, spring or ground water.
5. The applicant is advised to ensure that the existing septic tank is in a good state of repair, regularly desludged and of sufficient capacity to deal with any potential increase in flow and loading which may occur as a result of this proposal.

Establishments of this nature can cause problems when connected to a septic tank. The applicant should be advised to consider the use of a package sewage treatment plant for preference.

6. The applicant is advised to contact the Environment Agency to discuss sewage disposal from this development.
7. All downspouts should be sealed directly into the ground ensuring the only open grids present around each dwelling are connected to the foul sewage systems.

No rainwater contaminated with silt/soil from disturbed ground during construction must drain to the surface water sewer or watercourse without sufficient settlement.