

SUNDERLAND PEACOCK

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**PLANNING JUSTIFICATION STATEMENT
IN CONNECTION WITH
BARN AT HIGHER BOYCE FARM,
RIBCHESTER**

ON BEHALF OF

**MR M. SELLS AND MISS M. HOWORTH,
HIGHER BOYCE FARM,
STONEYGATE LANE, RIBCHESTER, PR3 3YN**



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1.0 INTRODUCTION

This planning justification statement has been produced on the behalf of Mr M. Sells and Miss. M. Howorth by Sunderland peacock and Associates Ltd in support of an application for prior approval for the proposed conversion of an existing barn building at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN.

This application is made under Class Q of The Town and Country Planning (General Permitted Development)(England) Order 2015, Schedule 2, Part 3, Class Q – agricultural buildings to dwellinghouses. Class Q provides that development consisting of – (a) a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Class order; and (b) building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwelling houses) of that Schedule, is Permitted Development.

The building to which this application refers is a detached agricultural barn which was used solely for an agricultural use as part of an established agricultural unit. The applicant is the owner of Higher Boyce farm and the farm has not been used in a full farming capacity for a number of years now and the applicant now seeks prior approval for the proposed change of use of an agricultural building into residential use (Use Class C3) to create 2no. dwellings and for associated operational development.

2.0 SITE LOCATION

The application site is located at Higher Boyce Farm, Stoneygate Lane, Ribchester, PR3 3YN. The farm is located to the north of the small village of Ribchester within the Ribble Valley in Lancashire. It is located on the west side of Stoneygate Lane and is access via a communal access road that is shares with a neighbouring property.

3.0 DEVELOPEMNT PROPOSALS

The application to which this document relates is for the proposed conversion of an existing barn building into 1no. 4 bedroom dwelling and 1no. 3 bedroom dwelling as well as associated external works i.e. gardens and parking areas.

The barn has been identified as suitable for conversion and is in good structural condition with only minor maintenance which requires addressing. Please see Building (Structural) Condition Survey report, dated 23/09/2015, version 1.00 that has been submitted as part of this application.

4.0 RESTRICTIONS RELATING TO CLASS Q

Paragraph Q.1 of 2015 order sets out certain limitations on Permitted Development. None of the circumstances which restrict the permitted development rights apply to this application proposal. The following points are the most relevant. The site was in agricultural use on the 20th March 2013: The cumulative floor space is less than 450 square meters: The proposal is for 2no. dwellings houses: The site is not subject to an agricultural tenancy: The barn has been in existence for considerably more than 10 years before March 2013: The development will not result in an extension beyond the external dimensions of the existing building at any point: The building operations involved would not involve any works other than those mentioned in paragraph Q.1: The site does not fall within any of the special designations mentioned in paragraph Q.1.

Given the circumstances set out above, the proposed development constitutes Permitted Development.

5.0 CONDITIONS RELATING TO CLASS Q

Paragraph Q.2 of the 2015 Order sets out a number of matters which require determination by the local planning authority as to whether prior approval by the authority will be required. Under Class Q.2 these matters are:

- (a) Transport and highway impacts on the development,
- (b) Noise impacts of the development,
- (c) Contamination risks of the site,
- (d) Flooding risks on site,
- (e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling house) of the Schedule to the Use Classes Order.

Paragraph Q.2 states that development is permitted subject to a condition that before development begins, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority is required as to the design or external appearance of the building.

For the assessments in relation to the above issues, please see supporting planning documents that have been issued as part of this application which cover these various issues.

6.0 LOCATION AND SITING

It is a detached building with adequate separation distance between it and other surrounding buildings and as such its retention and use as a dwelling has no adverse impact. Also, access to the building is excellent due to the existing drive present which already serves Higher Boyce Farmhouse.

The proposed curtilage to each new dwelling house is identified on the submitted proposed site plan (drawing ref: 4874-01A) along with access and parking arrangements.

7.0 RELEVANT PLANNING POLICY

The main planning policy relevant to this proposal is provided by the National Planning Policy Framework (NPPF) which sets a presumption in favour of sustainable development and offers support for a prosperous rural economy. Some policies of the Ribble Valley Districtwide Local Plan are also relevant in so far as they are in accordance with the NPPF.

Paragraph 14 of the NPPF explains the presumption in favour of sustainable development. What this means is set out in paragraph 7. There are three dimensions, economic, social and environmental. This proposal accords with all three dimensions; it brings back into use the redundant farm building and will help facilitate the small holding thus satisfying the economic dimension; it is in close proximity to Ribchester village and will help support the vibrancy and health of this community; and it will provide a viable use for a traditional building which would otherwise fall into disuse and ruin. Paragraph 28, headed "Supporting a prosperous rural economy", also offers support for the diversification of farms as envisaged in this case.

It is a possibility that the barn could be considered as a non-designated heritage asset. Section 12 of the NPPF states the importance of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 215 of the NPPF explains that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework. The Ribble Valley Districtwide Local Plan has a section relating to the conversion of barns and other buildings to dwellings. The stated objective is to keep these buildings well maintained and to protect them as a feature in the landscape for future generations. The key policies are G1, ENV3, H15, H16 and H17 and the scheme has been designed to comply with these policies.

Section 6 of the NPPF, "Delivering a wide choice of high quality homes" is also relevant. The provision of new houses is one of the key drivers of current government policy but this is not just a matter of providing the minimum of 5 years supply of specific deliverable sites. The policies also identify the importance of choice (paragraph 50) and the importance of rural sites (paragraph 55). This proposal provides for the re-use of a redundant building, will enhance the vitality of Ribchester and will improve the choice of quality homes. As such it is supported by the policies of the NPPF.

8.0 DESIGN AND EXTERNAL APPEARANCE

Submitted as part of this application are a number of drawings which show the existing and proposed buildings. The first point to note is that the external dimensions of the dwellings are entirely within the external dimensions of the existing barn with a total residential floor space of 376sqm which is less than the 450sqm as permitted by paragraph Q.1.

The design concept is to retain and restore the original stone built elements of the barn and inserting new openings only where necessary to facilitate residential use.

9.0 CONCLUSION

Class Q permits the use of agricultural buildings as dwelling houses. The regulations require that, before development begins, an application shall be made to the local planning authority for a determination as to whether their prior approval is required. The issues for which a prior determination may be required are limited to a number of specific issues as set out in the regulations and earlier within this document.

It is intended that this document and other supporting documents which form this application should deal with all of these specific issues which may require prior determination so that a further submission of these issues will not be necessary. It is the applicant's case that the proposed conversion complies both with the spirit and detail of Class Q and that the proposed conversion is Permitted Development.