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Architecture + Building Surveying + Town Planning

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New Barn, Stonyhurst

Planning, Design + Access Statement



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1.0 INTRODUCTION

- 1.1** Cassidy + Ashton has been instructed by Stonyhurst College to prepare a Planning, Design + Access Statement in respect of New Barn, Stonyhurst.
- 1.2** The statement supports an application seeking full planning permission for the conversion of the barn to three dwellings.
- 1.3** In order to satisfy the requirements of planning policy, the application is accompanied by:
- Application form and certificates
 - Full plans, elevations and sections
 - Planning Statement
 - Structural Survey
 - Ecology Survey – Preliminary Roost Assessment
- 1.4** This statement is to be read in conjunction with the drawings, application forms and documents submitted alongside the application. It describes the site and its surroundings before setting out the planning policy context under which the application should be considered. The planning merits are then examined and the conclusion is reached that the development conforms with planning policy and there are no material considerations which indicate that planning permission should not be granted.

2.0 SITE CONTEXT

- 2.1 The application site is situated to the south-east of the Stonyhurst estate, approximately 1 mile from the village of Hurst Green.



Site Location

- 2.2 The surrounding area comprises of agricultural land. There is also a wide belt of woodland to the north and running westwards between the application site and the Stonyhurst College site.
- 2.3 Stonyhurst College is located to the south-west of the site. Stonyhurst is a co-educational Roman Catholic Independent school occupying a number of Grade I, II* and II listed buildings and the site is a Registered Park and Garden. Much of the surrounding area is within the ownership of Stonyhurst College.
- 2.4 The application site is located within the Forest of Bowland AONB.
- 2.5 The application building is a multi-bay stone barn with a pitched slate roof. The barn has two side wings with two single storey lean-to's attached resulting in a U-shaped building around a small courtyard.
- 2.6 Vehicular access is from the internal access roads running through the Stonyhurst Estate. The road is also utilised as Public Footpath no. 3-3-FP.63.

PLANNING HISTORY

2.7 The application site has been the subject of a number of relevant planning applications previously. The details of each application are summarised below:

[3/2001/0545](#)

2.8 Planning application submitted in July 2001 for the conversion of the barn to form two dwellings. The application was approved at appeal in July 2003.

[3/2005/0542](#)

2.9 Planning application approved in July 2005 for the renewal of planning permission 3/2001/0545P for conversion of the barn to two dwellings.

[3/2007/0505](#)

2.10 Planning permission was granted in July 2007 for the conversion of the barn to form three dwellings (an amendment to planning consent 3/2005/0542P).

[3/2013/0625](#)

2.11 Planning permission was granted in September 2013 for the conversion of the barn to three open market dwellings.

[3/2014/0192](#)

2.12 Planning permission was refused for the variation of conditions 2 (plans) and 12 (access) of planning consent 3/2013/0625 to allow vehicular access to New Barn from B6243 Whalley Road with associated highway works on 28th April 2014. The application was refused due to concerns that the development would fail to preserve, protect and enhance the character and appearance of the AONB.

[3/2014/0417](#)

2.13 Planning permission was approved on 03rd July 2014 for the variation of conditions 2 (plans) and 12 (access) of planning consent 3/2013/0625.

2.14 The above illustrates that the principle of residential development on the site is well established.

2.15 Stonyhurst College is continually looking to bring vacant buildings within their ownership back into viable use. It is considered that New Barn would be appropriate for residential use and therefore planning permission for such has been applied for and approved a number of times in the past. Due to financial restrictions the permissions have not been implemented and so the Estate wish to re-apply for residential development due to the most recent permission expiring in September of this year.

- 2.16 Previously, concerns have been raised in respect of highways issues, however, this was agreed between the applicant and the Local Authority as a part of application 3/2014/0417. The details of this application have not changed with the submission of the current application and are therefore still considered to be acceptable.

3.0 DEVELOPMENT PROPOSAL

- 3.1 The application seeks full planning consent for works to convert the barn to three residential dwellings.
- 3.2 The barn as existing is of the following dimensions (not including the brick lean-to extension):
- North West & South East Elevation – 17.2m
 - North East & South West Elevation – 28.2m
 - Total Ground Floor footprint approximately 416sqm
 - Total First Floor footprint approximately 338sqm
 - Maximum Height to Eaves – 5.8m Minimum Height to Eaves – 5.4m
 - Maximum Height to Ridge – 7.9m Minimum Height to Ridge – 7.4m
- 3.3 The works will result in three self-contained dwellings.
- Dwelling 1: 4 no. bedrooms (1 no. en-suite) with living / dining / kitchen space on the ground floor
 - Dwelling 2: 3 no. bedrooms (2 no. en-suite) with living / dining / kitchen space on the ground floor
 - Dwelling 3: 2 no. bedrooms with living / dining / kitchen space on the ground floor
- 3.4 The existing openings on the building will be utilised where possible and new window and door openings are also proposed. These have all been previously approved under application 3/2013/0625.
- 3.5 All dwellings would utilise a single access point with parking space available for six vehicles.
- 3.6 Garden and private amenity space is also provided for all properties. The site is bounded by post and rail fencing.
- 3.7 The proposed development is shown on the submitted application drawings.

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan is comprised of the Ribble Valley Borough Council Core Strategy 2008-2028.
- 4.3 Other planning policies and guidance which are material considerations in the determination of this application are:
- The National Planning Policy Framework
 - National Planning Practice Guidance

NATIONAL PLANNING POLICY FRAMEWORK

- 4.4 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan-making and decision-taking (paragraph 14). For decision-taking this means:
- approving development proposals that accord with the development plan without delay;
- 4.5 The application of the presumption in favour of sustainable development is emphasised further at paragraph 197.
- 4.6 At paragraph 7 the NPPF provides that there are three dimensions to suitable development: economic, social and environmental. The planning system is expected to perform these roles, and these should not be undertaken in isolation because they are mutually dependent.
- 4.7 Paragraph 17 sets out the core planning principles which should underpin both plan-making and decision-taking. This states that planning should, amongst other things:
- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - 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;

- 4.8 Paragraph 111 states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

RIBBLE VALLEY BOROUGH COUNCIL CORE STRATEGY

- 4.9 The Ribble Valley Borough Council Core Strategy contains the prevailing planning policies at local level. The policies relevant to this application are set out below.
- 4.10 Policy DMG1 sets out the general considerations under which planning applications should be determined. These concern; design, access, amenity, environment and infrastructure.
- 4.11 Policy DME2 states that development proposals will be refused which significantly harm important landscape or landscape features.
- 4.12 Policy DMH3 states that within the AONB residential development will be limited to, amongst others, the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings to be converted should be structurally sound and capable of conversion without the need for complete or substantial reconstruction.
- 4.13 Policy DMH4 regards the conversion of barns and other buildings to dwellings. The following requirements must however be met:
- The building cannot be isolated in the landscape
 - There should be no need for unnecessary expenditure by public authorities and utilities for the provision of infrastructure
 - There should be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests
 - There should be no detrimental effect on the rural economy
 - The proposals should be consistent with the conservation of the natural beauty of the area
 - That existing nature conservation aspects of the existing structure are properly surveyed and any loss adequately mitigated
 - The building should be structurally sound and capable of conversion without major alteration
 - The building should be of a sufficient size to provide necessary living accommodation without the need for extensions
 - The character of the building and its materials should be appropriate to their surroundings
 - The building should have a genuine history of agricultural or rural enterprise use

5.0 DESIGN AND ACCESS

PRINCIPLE OF THE DEVELOPMENT

- 5.1 The application proposes the conversion of an existing barn into three market dwellings.
- 5.2 The site has previously been the subject of full planning permissions for residential development and it is therefore considered that the principle of residential conversion for the site is considered acceptable.
- 5.3 In any event, due to Permitted Development Rights, had the application site not been located within the AONB, a change of use of up to 450sqm to residential use would have been allowed for the building subject to consideration of; noise impacts, contamination and flood risk, transport and highways impacts and the siting of the building.
- 5.4 The conversion would utilise the existing barn building without requiring intrusive works or increasing the amount of built development on site. The design has been agreed to have a minimal impact upon the appearance of the building except where necessary to allow for the conversion.
- 5.5 It is not considered that an increase of 3 no. dwellings would have a negative impact upon the surrounding area especially as they have been granted planning permission previously. The conversion works would be limited and there is sufficient space on site to accommodate the required parking and amenity space. It is not considered that the works would detrimentally impact the character of the AONB.

AMOUNT AND USE

- 5.6 The amount of development has been set by the size of the existing barn and its curtilage as well as the proposals previously approved for the site.
- 5.7 The aim of the development is to provide three high quality market dwellings with appropriate parking and amenity space, whilst respecting the site's location within an AONB. The principle of residential reuse has previously been accepted through the grant of planning permission in 2013 for the conversion of the barn to three dwellings and subsequent approval of a variation of condition application in 2014.
- 5.8 The development will result in three market dwellings, one 4 no. bed, one 3 no. bed and one 2 no. bed. Both properties will house living and dining space on the ground floor with bedrooms above. The properties will have separate accesses and private outdoor amenity space.
- 5.9 It is considered that the proposed residential use can be accommodated within the footprint of the existing building and its curtilage without harming the character or appearance of the building or the surrounding area.

APPEARANCE

- 5.10 The existing building is constructed of stone with a slate roof. It is considered that this will not be altered other than to undertake repair work where required. Details of any repairs and maintenance work are provided in the Structural Report by Rawcliffe Associates Ltd.
- 5.11 As existing is a part-two part-single storey building with a pitched roof.
- 5.12 New openings are proposed across the elevations, the locations of which are shown on drawing no. C26-1-1. All of which have previously been accepted under application 3/2013/0625.
- 5.13 The development will not significantly alter the agricultural look of the building, instead converting it to make viable use of the building.
- 5.14 The proposals include the introduction of additional windows and ventilators at first floor level. At ground floor some windows are proposed to be altered to make doorways. All of the new openings and alterations have been agreed under previous planning applications for the site and therefore the external appearance of the building is generally retained with minimal alterations proposed.
- 5.15 The overall appearance of the site will be considerably improved due to the works which will bring a redundant site back into use.

LAYOUT

- 5.16 The development has been set out to make the most efficient use of land within the site without over-intensifying its use.
- 5.17 The design of the floorplans has been developed to provide appropriate internal space for the applicant's requirements within the confines of the existing footprint and form of the building.
- 5.18 Externally, sufficient space has been demarcated to provide both properties with adequate parking and amenity space.

SCALE

- 5.19 The height and scale of the building will be maintained. Therefore, there will not be an over intensification of built development on site due to the proposals.
- 5.20 The amount of development proposed is considered acceptable in respect of the scale of floorspace available.

LANDSCAPING

- 5.21 Some landscaping works are proposed to improve the appearance of the immediate surrounds of the building and demarcate the separate dwelling plots. This will provide all garden, parking and turning areas for all three dwellings. This is shown on the submitted proposed site plan.
- 5.22 The site is bound by a post and rail fence.

ACCESS

- 5.23 Access was agreed as a part of a previously approved variation of condition application, ref: 3/2014/0417 which was a resubmission of a previously refused application.
- 5.24 The application sought to use an existing access point from the approved site to the B6243. A new hedgerow would be provided along the southern side of the access road to screen the road from view. The access point would be restricted purely for use by the residents of New Barn and for agricultural access only. In regards to surfacing it would be constructed of crushed stone beyond the compulsory tarmac entrance onto the public highway.
- 5.25 Previously it was proposed that access to New Barn would be via the main school grounds but this was not considered satisfactory due to it potentially leading to additional vehicles and unknown persons travelling through the school grounds.
- 5.26 A proposed highways plan is provided as a part of this application setting out the works proposed.
- 5.27 Sufficient parking and turning areas for each unit can be provided within the buildings curtilage.

6.0 CONCLUSIONS

- 6.1 This statement supports an application for the conversion of the barn to three market dwellings.
- 6.2 The current scheme is the same as that which has previously been approved in 2013 and subsequently altered in 2014.
- 6.3 The conversion is to be undertaken sympathetically with minimal work to the barn and its curtilage and it is considered that the work would not have a detrimental impact upon the AONB.
- 6.4 Highway improvements are proposed, which have been accepted through the approval of previous applications, to utilise and improve an existing access point onto the B6243.
- 6.5 For these reasons it is considered that full planning permission should be granted.

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