

# Classic Architecture

45 Alma Avenue, Foulridge, Colne, Lancashire. BB8 7NS

T 01282 866 448

M 07921 842 344

[www.classic-architecture.co.uk](http://www.classic-architecture.co.uk)

[design@classic-architecture.co.uk](mailto:design@classic-architecture.co.uk)

16<sup>th</sup> September 2016

## PLANNING SUPPORT STATEMENT.

**CLIENT. MR A CHETLE**

**PROJECT. KILN LANE BARN, KILN LANE, PAYTHORNE. BB7 4JD**

Prior notification of proposed change of use, agricultural building to dwelling house and associated residential curtilage. (Use Class C3)

### INTRODUCTION.

The notification relates to Kiln Lane Barn, Kiln Lane, Paythorne, Clitheroe, Lancashire. BB7 4JD.

The Planning Statement is submitted to Ribble Valley Borough Council in support of a prior notification, proposed change of use from an agricultural building to a single dwelling house and associated residential curtilage.

The following plans have been submitted in support of the application: ➤

1. Existing and proposed plans and elevations.
2. Location plan.
3. Block plan including boundary of the site.

## **1. PROPOSAL.**

- 1.1 The prior notification relates to a proposed change of use from an agricultural building to a detached dwelling house (one dwelling), and associated residential curtilage. The barn was in agricultural use on 20<sup>th</sup> March 2013, it continued to be in agricultural use up to the date of the application.
- 1.2 The attached plans indicate the existing and proposed floor plans and elevations, also indicating the proposed layout of the site including car parking facilities within the site.
- 1.3 The existing natural sandstone walled structure would be retained with some minor amendments to incorporate new windows and revised door positions to accommodate the conversion of the building to residential use.
- 1.4 A new level ground floor to be laid in concrete with insulation added to the improve the thermal efficiency of the ground floor structure.
- 1.5 Due to infestation of wood worm and the considerable deterioration of the softwood roof structure it is anticipated that some of the roof timbers will have to be replaced.
- 1.6 The existing corrugated cement sheet roof panels will be removed, with a new roof laid in natural sandstone slate to match surrounding buildings. The roof to be fully insulated to exceed the minimum current Building Regulations Standards.
- 1.7 A new blockwork internal lining wall will be introduced to provide a ventilated cavity, and insulation added to the existing external walls. New internal blockwork walls to form the internal room layout and support the first floor construction.
- 1.8 New softwood first floor joists, insulation and flooring grade chipboard decking to be installed. Walls to subdivide the first floor rooms to be constructed of softwood studding, Rockwool sound insulation with plasterboard and gypsum skim finish.
- 1.9 The existing access from Kiln Lane to provide the single access point to the site for both vehicular and pedestrian access.

## **2. THE APPLICATION SITE.**

- 2.1 The agricultural building is situated within open countryside to the east of Kiln Lane, and to the south of village of Paythorne. The agricultural building and access drive is situated within an enclosed area (drystone walling), between three fields and Kiln Lane. The building is located 14.000 metres from the carriageway of Kiln Lane.

- 2.2 The dimensions of the existing building are 13.700 x 7.650 metres, with an approximate height dimension to the eaves of 4.490m, approximate ridge height of 6.250 m. net floor area of the existing building is 168.0 square metres
- 2.3 The traditional agricultural barn is constructed of random sandstone to all elevations, with natural sandstone heads, cills and quoins. The barn has an apex pitched roof of corrugated cement sheet panels.

### **3. RELEVANT PLANNING HISTORY.**

- 3.1 Planning permission was granted in 2002(Planning Reference number 3/2002/0047) to convert the barn into a residential dwelling. The planning consent was not implemented.
- 3.2 Prior notification for conversion of the agricultural building to a dwelling was submitted in June 2015 (Planning Reference number 3/2015/0499). Prior notification was refused.
- 3.3 Prior notification for conversion of the agricultural building Kiln Lane Barn (Planning Reference Number 3/22015/0784) was confirmed and approved by a letter to Ribble Valley Borough Council on the 7<sup>th</sup> December 2015.

### **4. PLANNING POLICY.**

- 4.1 The Town and Country Planning (General Permitted Development Order) 1995, and the more recent Town and Country Planning (General Permitted Development) (England) 2015, Part 3, Class Q, change of use of agricultural buildings to dwellings is permitted by the Prior Approval application process. This is providing compliance with the various limitations set out in the Policy will be complied with, these are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 3, Class Q.
- 4.2 Providing compliance with the limitations being satisfied and the Local Planning Authority determining whether its prior approval is required in relation to: -
  - 1. Transport and highway impacts.
  - 2. Noise impacts.
  - 3. Flooding risks.
  - 4. Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use, to use as a dwelling.
  - 5. The design and external appearance of the building.

## **5. CONCLUSION.**

- 5.1 It has been demonstrated (also confirmed by the previous planning approval), that the conversion of the agricultural building Kiln Lane Barn to a dwelling house is acceptable, providing the proposals satisfies all of the limitations detailed in the planning provisions.
- 5.2 For the reasons set out in this statement (and the previous approval by the Council), the Council are respectfully requested to determine that its prior approval is not required and that the development may commence.