



JUDITH DOUGLAS TOWN PLANNING LIMITED

Wheatley Farm, Four Acre Lane, Thornley Preston Pr3 2TD.

Conversion of stone barn to one dwelling.



Planning, Design and Access Statement
JDTP Loo6

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PLANNING, DESIGN AND ACCESS STATEMENT

SITE: WHEATLEY FARM, FOUR ACRE LANE, THORNLEY PRESTON PR3 2TD

PROPOSAL: CONVERSION OF STONE BARN TO ONE DWELLING, CREATION OF CURTILAGE WITH ACCESS AND PARKING AND INSTALLATION OF NEW PACKAGE TREATMENT PLANT.

1 INTRODUCTION

1.1 This statement has been prepared to accompany an application for planning permission for the conversion of the stone barn at Wheatley Farm to one dwellings with modest garden area and off road parking. A planning application for the conversion of the adjacent brick barn is also submitted by the same applicant.

1.2 This Statement should be read with the following plans and information:

2867 200 Existing site and location plan

2867 210 Existing plan barn no2

2867 220 Existing plan and section barn no2

2867 230 Proposed site and roof plan barn no2

2867 240 Proposed ground floor plan and elevations barn no2

2867 250 Proposed first floor plan and elevations barn no2

2867 260 Proposed second floor plan barn no2

Heritage assessment

Structural condition survey

European protected species survey

Package treatment details

2 SITE DESCRIPTION

2.1 Wheatley Farm comprises a listed farmhouse a traditional stone barn with stone out building and a twentieth century brick agricultural building. Set further apart from this group are modern agricultural buildings. Wheatley Farm is operational as a farm, the older farm buildings are no longer needed since planning permission was granted for a livestock building in 2015. Attached to the stone barn is a lean-to of insubstantial construction.

2.2 Four Acre Lane runs through the middle of Wheatley Farm and turns a corner in front of the farmhouse. The farmhouse and its domestic outbuildings are on one side of the lane and its

farm buildings are all on the other. The older farm buildings and farmhouse form a tight knit group. The current vehicle access to the barns is off Four Acre Lane.

2.3 The site is located within the Area of Outstanding Natural Beauty (AONB) as defined in the adopted Ribble Valley Local Plan. There are no public footpaths close to the site.

3 ASSESSMENT

3.1 The following policies of the Core Strategy are relevant to this application are:

- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- Key Statement EN2 Landscape-The landscape character of the Forest of Bowland Area of Outstanding Natural beauty will be protected, conserved and enhanced.
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity.
- Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- Policy DME3: (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DME4 (Protecting Heritage Assets) – Seeks positive improvements in the quality of the historic environment.
- Policy DMH3 (Dwellings in the Open Countryside and Area of Outstanding Natural Beauty) – Within areas defined as open countryside or AONB, residential development will be limited to, amongst other things, the appropriate conversion of buildings to dwellings providing they are suitably located.
- Policy DMH4 (The Conversion of Barns and other buildings to dwellings) – Permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape i.e. forms part of an already group of buildings and there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure.

The following elements of national policy in the National Planning Policy Framework are also relevant to the proposal.

- 3.2 Nation Planning Policy Framework, Section- “Delivering a wide choice of high quality homes” paragraph 55 promotes sustainable development in rural areas. Development for new dwellings in the countryside is acceptable in limited circumstances including where the development would re-use redundant or disused buildings and would lead to an enhancement to the immediate siting or the development would represent the optimal viable use of a heritage asset.
- 3.3 Framework section - “*Conserving and enhancing the historic environment*” paragraph 128 requires applicants to provide information to describe the significance of any heritage assets including any contribution made by their setting. A separate Heritage Assessment is included with this application. In making planning decisions the desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with its conservation is to be taken into account paragraph 131.

4 SITE HISTORY

- 4.1 3/2015/0054 Erection of livestock building Approved 01/10/2015.

3/2015/0357 Prior notification for a harp track for cattle to walk on reducing damage to grass land in wet weather permission not required 20/05/2015

3/2012/0451 New roof over existing silage clamp. Approved 21/05/2012.

2/2011/0813 Proposed change of use of agricultural barn to residential unit and to include retention of existing detached garage to be used as domestic garaging. Approved 19/12/2011

3/2008/0687 Proposed new building to provide extra accommodation for the dairy herd. Approved 06/11/2008.

3/2005/0899 Conversion of three barns to dwellings, erection of farm office and store/workshop and two farm buildings. Refused 19/12/2005.

5 PRE-APPLICATION ADIVCE

- 5.1 Pre-application advice was sought from the Council in regard to the conversion of the brick and stone barns at Wheatley Farm. The advice reference RV/2016/ENQ/00132 confirmed that in principle the conversion of this building to a single dwelling is acceptable under the policies of the Core Strategy. Specific comments on the design of the conversion and preserving residential amenity between the two buildings were made and where possible these suggestions have been incorporated into the submitted scheme.

6 EVALUATION

- 6.1 The main planning issues are whether the barn is suitable for conversion, having regard to its location and the development strategy for the area; the effect of the proposal on the character and appearance of the AONB; and the effect on the significance of this non-designated heritage assets.

Principle

- 6.2 The site is within open countryside with an Area of Outstanding Natural Beauty. Policy DMG2 states that new housing development provided through the re-use of existing buildings is acceptable in such areas. Policy DMH3 limits new residential development in the open countryside to the appropriate conversion of buildings providing they are suitably located and in keeping with their surroundings. Part of the criteria of policy DMH4 is that the buildings to be converted should “not be isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings...” Although Wheatley Farm is outside a settlement, the traditional farm buildings form a readily identifiable existing group of buildings. They are well grouped, close to the road and set within the wider farm group which includes substantial modern farm buildings. As a result, the buildings to be converted would not be isolated in the landscape and the proposal accords with policy DHM4 (1). Paragraph 55 of the Framework permits new isolated homes in the countryside where development would re-use redundant or disused buildings and lead to an enhancement of their setting. This is reflected in policies DMH3 of the Core Strategy which allow for the appropriate conversion of buildings to dwellings in the countryside. The proposed development is suitably located and is compliant with policies DMG2, DMH3 and DMH4 in this respect as well as the development strategy policies DS1 and DS2.

Character and appearance of the AONB

- 6.3 Farmsteads and farm buildings contribute to the character of the AONB. The traditional farm buildings at Wheatley Farm are constructed out of traditional materials and in a form which reflects the farming practices from the era in which they were constructed. This is discussed more fully in the accompanying Heritage Assessment. Both buildings have heritage value and contribute positively to the character and landscape quality of the AONB. In order to preserve, and not detract from the positive contribution that the stone barn makes, the proposed conversion has been designed in a way that introduces a minimal amount of physical change to the buildings and their setting. The changes are needed in order for the new use as a dwelling to be possible.
- 6.4 The proposed conversion retains the character of the building by re-using existing openings to light the internal spaces and introducing a minimum of new openings. The stone barn is

three storeys in height at its gable elevation to the road and its main architectural feature is the waggon entrance with the open canopy. The ground floor layout provides main entrance through the enclosed part of the combined lean-to and waggon entrance. This space is retained in its entirety and it lit through existing opening supplemented by a roof light. This light is transferred into the main part of the building through an internal glazed screen to light a full height space. This full height internal space provides a hall and staircase. One of the main historic features of the barn is that it originally had opposing waggon openings. The 'through' space is retained in the open plan layout of the sitting, dining and kitchen area. The waggon doors are retained with a glazed screen behind to light this large open plan space and a void above. This retains the open canopy, doors and cobble stone as an exterior space. The first-floor void above the sitting room also allows the transfer of borrowed light to bedroom 5, the first floor landing and the main bathroom. The waggon canopy shades the full height glazed screen, so essential supplementary light is provided by a roof light in the canopy.



Front elevation barn 2 waggon entrance

- 6.5 On the first floor each bedroom has one window except for bedroom five which relies on borrowed light from the waggon entrance and a roof light. None of the bathrooms have external openings. The second-floor space provides one bedroom which is to be lit by means of a new window in the gable facing the road and a roof light. The gable facing the road was

rebuilt some decades ago and it is unlikely that the openings reflect any original historical openings. The introduction of a central window beneath the ridge in the position of a traditional forking hole will have a neutral effect on the historic character and appearance of the barn.

- 6.6 Roof lights have only been positioned where they are considered essential to light space within the buildings. The design makes use of borrowed light between internal spaces and by this means the number of new opening has been kept to a minimum, amounting to one window and four roof lights which are minor changes in a building of this size. The number of roof lights in proportion to the large roof slopes introduces only a minor interruption to the unbroken roof slopes.
- 6.7 The conversion of the brick and stone barns have been considered together and the positioning of windows on the ground floor in particular. The north-eastern facing window to the lounge and the window to the utility room are proposed to be obscure glazed to avoid privacy issues between these windows and the main lounge window in the brick barn.
- 6.8 A significance improvement to the building will be brought about by the removal of the large sheet clad modern addition. This building has a footprint of nearly the same size as the stone barn. It is constructed out of inferior materials and obscures a large part of one of the main elevations of the bundling. The removal of this structure will enhance the setting of both the stone and brick barns. The proposed conversions preserve the character and appearance of the landscape of the AONB.



Lean-to structure on rear of barn to be demolished

- 6.9 The extent of the residential curtilage has been kept to a minimum, and reduced from the pre-application proposal. The garden area extends as far as the footprint of the lean-to to be removed on the north-eastern side of the building. On the southern boundary, it follows an existing fence line and incorporates the existing small stone outbuilding which is to be used for garaging and storage. The vehicle parking area is proposed close to the main entrance.



Outbuilding to be retained for garaging and storage. Feed hopper to be removed.

- 6.10 The impact of the proposed development on the appearance of the landscape will be minimal. The appearance of the building will only be slightly altered by its conversion to a dwelling, the design of the conversion will retain its agricultural character. The proposed curtilage is modest and the parking area is close to the buildings. Existing boundaries are demarcated by stone walls, new boundaries are defined by hedges of native Lancashire species and by post and rail fences. The current concrete areas around the building can be reduced and made into garden areas.

Impact on the significance of the non-designated heritage asset.

- 6.11 The heritage assessment suggests that the barn is likely to be C18th, a similar date to the listed farmhouse. It is typical of combination barns in Lancashire. The main entrance to the barn has the original porch which has had a later lean to added to it. Within the porch there are surviving original features including the cobble floor, loft beams and harr-hung oak door. Opposite this on the other side of the barn is the opening of another doorway. Its opening

and stone arch above together with a timber lintel made of an old cruck blade remain but are covered from the outside by a later lean to. Much of the interior is altered from the original although it retains its traditional appearance.

- 6.12 The design of the conversion has taken into account the features identified in the heritage assessment as being original and therefore of heritage significance. The building, even though it has been altered has heritage significance. The sympathetic conversion to a residential use represents the optimum viable use for the building which can be considered to be a non-designated heritage asset. The removal of the large modern lean to on the rear of the building will enhance the heritage significance both of this building and the other building of which it forms a group by better revealing the significance of the stone barn and the relationship historically between this and the other buildings in the group.
- 6.13 The proposal is compliant with policies EN5 and DME4

Other matters

Highway Safety

- 6.14 The proposed vehicle access to the large stone barn uses the existing access. Visibility from the access point is good. The reuse of the existing access will not compromise highway safety.

Protected Species

- 6.15 A protected species survey has been carried out. It concluded that the building has relatively low conservation significance for protected species. Two scoping site surveys have found no clear evidence of roosting bats or barn owls. The proposed building alterations are unlikely to result in loss of a bat roost or cause disturbance to roosting bats or nesting barn owls. The demolition of the lean-to is unlikely to disturb roosting bats or result in the loss of a bat roost.

Structural Assessment

- 6.16 A structural condition survey has been carried out which concludes that the barn is in good condition. The barn is considered suitable for conversion.

7 CONCLUSION

- 7.1 The proposed conversion of the stone barns to one dwelling will secure the future of this building which is considered to be a non-designated heritage asset. The conversion to residential use represents the optimal viable use for the building. The sensitive design of the

scheme ensures that its heritage significance is not diminished. The proposals fully accord with the provisions of the NPPF and the Core Strategy.