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SUNDERLAND PEACOCK

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**Mulberry Grange, Cross Lane, Rimington. BB7 4EE**

Proposed change of use from agricultural to domestic use (retrospective) and alterations to existing outbuildings.



## Planning Statement July 2017

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**FULL PLANNING APPLICATION TO RIBBLE VALLEY BOROUGH COUNCIL  
BY MR A FORD FOR PROPOSED CHANGE OF USE FROM AGRICULTURAL TO  
DOMESTIC USE AND ALTERATIONS TO EXISTING OUTBUILDINGS AT  
MULBERRY GRANGE, CROSS LANE, RIMINGTON BB7 4EE**

**1. INTRODUCTION**

1.1 This Planning Statement is in support of a full planning application submitted by Mr A Ford for the alteration of existing outbuildings currently in domestic use to create ancillary domestic accommodation for the dwelling Mulberry Grange. Mulberry Grange was formerly known as Higher Gazegill Farm. Planning permission was granted in 2011 for the conversion and extension of the farmhouse into the attached barn and the conversion of the outbuildings. This proposed development will create garaging, indoor pool and spa, and studio office within the existing outbuildings.

1.2 This application should be read in conjunction with:

- 5237-04 Existing site plan ground floor plan and elevations
- 52837-05 proposed site plan, ground and first floor plan and elevations
- Site location plan 1:1250
- Photographs and suggested materials details
- Bat survey

**2. APPLICATION SITE AND SURROUNDINGS**

2.1 Mulberry Grange is a listed building identified as Higher Gazegill Farmhouse and barn adjoining to the west and was listed in 1984. The list description reads *“House and attached barn, late C18th. Sandstone rubble with stone slate roof. Double-pile plan with central entry and end chimneys. 2 storeys. 2 bays. Windows tripartite with plain stone surrounds and square mullions. Door has plain stone surround and hood of 2 pitched stone slates. Front wall of barn has wide entrance with segmental arched head, a window to the right with plain stone surround, and 2 pitching holes under the eaves with plain stone surrounds”*.

2.2 The site is in the open countryside and comprises the historic farmhouse and farm buildings together with more modern farm buildings and structures. The

permission granted in 2011 included the conversion of some of the farm buildings to domestic use and the creation of a new access on the northern side of the site.

2.3 The outbuildings which it is proposed to alter are in domestic use as storage, garaging and boiler room. The existing building is constructed out of steel frame with blockwork walls and a corrugate sheet and with a timber frame clad in corrugated sheets with a corrugated sheet roof.

2.4 More generally, the site is set in an area of farmland, which is within the open countryside and the in the adopted Ribble Valley Districtwide Local Plan.

### **3. PLANNING HISTORY**

3.1 3/2011/0798P and 3/2011/0799P Application for renewal of planning consent 3/2008/0645P and listed building consent 3/2008/0646P for the proposed conversion and extension of farm into barn including conversion of outbuildings approved 30/09/2011.

### **4. THE DEVELOPMENT PLAN**

4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy and the proposals map of the Ribble Valley Local Plan.

Key Statement EN5: Heritage Assets

Policy DMG1- General Considerations

Policy DME2 - Landscape and Townscape protection

Policy DME3 -Site and species protection and conservation

Policy DMH5-Residential and curtilage extensions.

Policy DME4- Protecting Heritage Assets.

### **5. EVALUATION**

5.1 The main issues to be considered in this application is the design of the proposed alterations, the impact of this on the setting of the listed buildings

and the character of the countryside, the need for the applicant to be able to work from home.

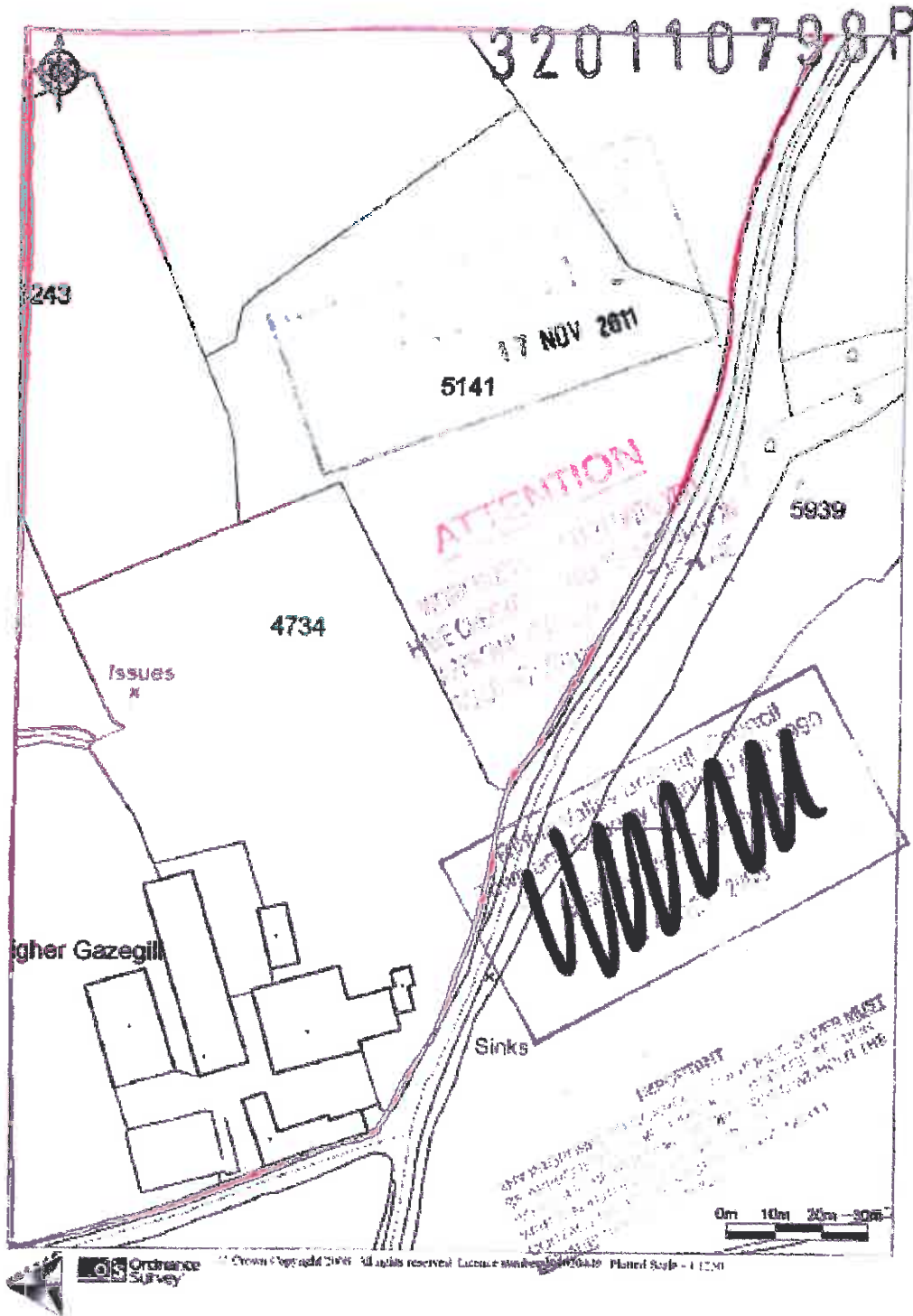


Figure 1. Location plan to approval 3/20110798P

5.2 This full application has been submitted at the request of the Council's Planning Department after non-validation of a householder planning application. The plans submitted with the planning permission in 2011 included a location plan edged red figure 1 above, which includes the domestic outbuildings which it is now proposed to alter. This outbuilding is detached and is to the west of the main dwelling.

5.3 The historic building record<sup>1</sup> includes the maps below figure 2, which shows that the modern farm buildings to the west of the stone farmhouse and barn were built after 1907. The aerial photograph on the Lancashire County Council mapping serve Mario maps indicates that the modern farm buildings were probably erected after that date.

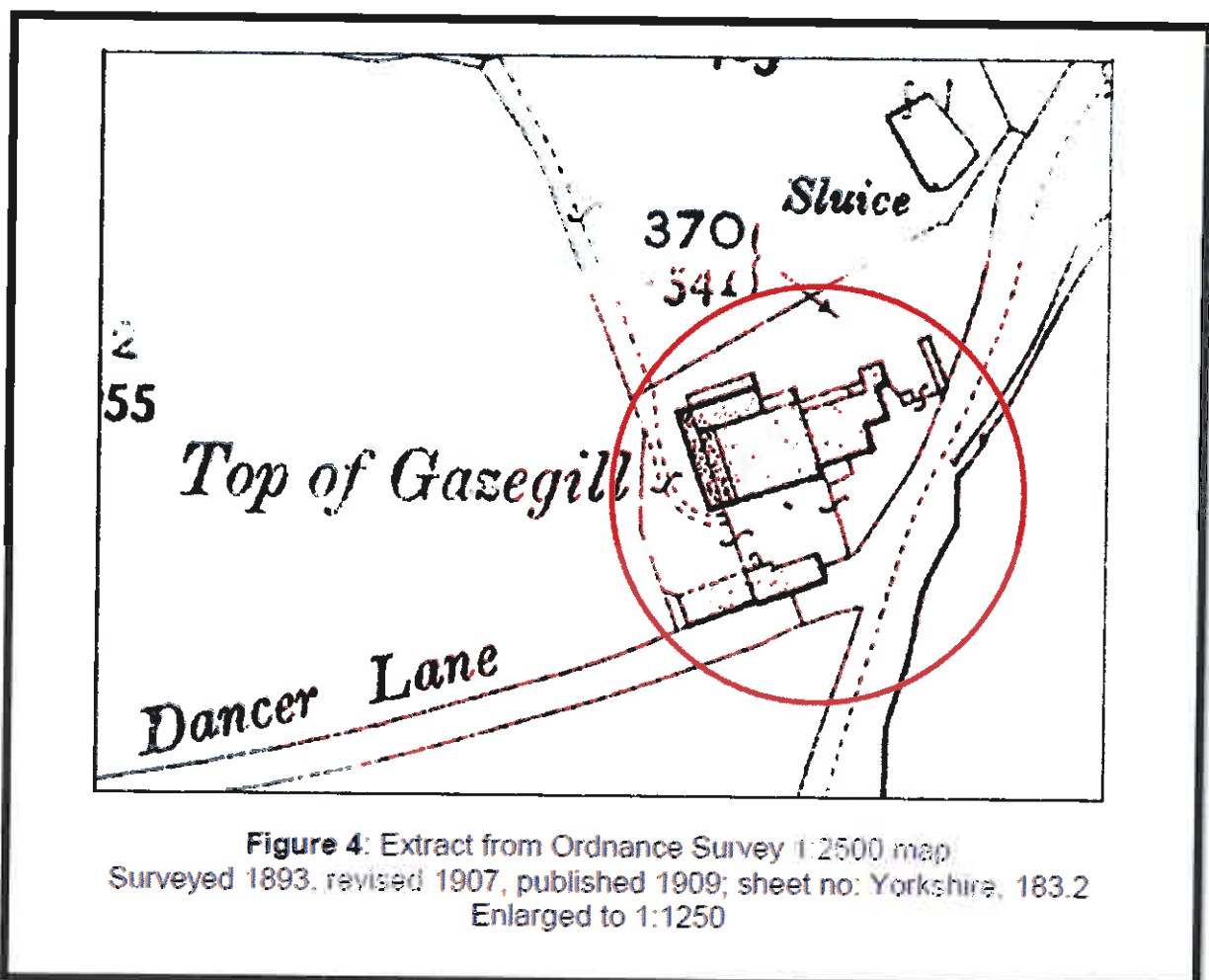


Fig 2 Extract from historic building record page 21

<sup>1</sup> Appendix Historic Building Record

- 5.4 As the buildings it is proposed to alter were constructed after 1<sup>st</sup> July 1948 they are not protected by the listing of the farmhouse and attached barn. The alteration to the buildings do not require listed building consent. The proximity to the listed building means that the proposed alterations to the building have the potential to affect the setting of the listed building.
- 5.5 The outbuilding it is proposed to alter has the appearance of modern functional farm building common to the area. The proposed alterations retain all the existing structural elements of the building. It introduces new internal partitions and proposes recladding the exterior. New window and door openings are proposed. These are simple openings to reflect the simple form of the building.
- 5.6 The form mass and height of the building is unchanged. It is not increased in size. The external alterations are only to alter the cladding of the building and introduce window and door openings. The existing external materials are rendered blockwork and corrugated sheet. The proposed are cedar shingles on the roof and horizontal natural feather edge boarding on the walls. The colour of the roofing material will help blend the building into the landscape and will not appear prominent. The use of wood cladding for the walls is appropriate in this rural location and will enhance the appearance of the building.
- 5.7 The proposed alterations to the building will improve its appearance and enhance the setting of the listed building. The proposal will enhance the character of the landscape through its improved appearance.
- 5.8 The proposed alterations are designed to meet the specific requirements of the applicant. Mr Ford suffered a stroke earlier this year and has been advised that swimming will benefit his recovery and long term health. Mr Ford has asked that the following be taken into consideration when assessing this application:

I am the founder and now Exec Vice Chairman of K3 Capital Group PLC which listed on AIM in April 2017. Up until my stroke in May 2016 I was full time Exec Chairman. I stepped down as Chairman in April 2017 and contractually now work only 2 days per week, one of which is from home, hence the need for an office/studio. K3 is based in Bolton and has 120 staff.

I am also the founder and Non Exec Director of Love Energy Savings. This company provides energy savings to 40,000 SMEs and is based in Bolton and currently has 195 staff. As a Non Exec most of my input into that company is from home.

On occasion due to my stroke I will be hosting meetings with some key management at my home for both companies, both bi-monthly with up to 6 attendees.

I am applying to the Charity Commission in relation to setting up a charitable foundation. The aim is to invest in business ideas of young persons from deprived backgrounds. The intention is to invest c£1m of our own money initially into the Foundation and in turn make early stage seed corn investments in these start-up businesses of between £50,000 and £100,000. Given my background I will provide business and mentoring advice and the Foundation will initially employ a managing director. As investment is made in these businesses all accounting, HR, legal and IT functions will be centralised such that the number of Foundation employees will grow over time. In addition the companies themselves will create employment in their own areas. As an example, the last charitable investment I did of this nature provided respite care for families with disabled children and following an investment of £50,000 and after 12 months that business had 16 full time employees and provided respite care for over 2,000 families.

In terms of my medical condition, I am still having physiotherapy and have been advised of the benefit of regular swimming to strengthen my left side. It is for this reason I am seeking permission to make best use of a redundant and unsightly concrete barn by making improvements to the outside and adding a swimming pool. As part of this process we would look to oak clad the exterior walls and provide for a shingle roof in keeping with this area of natural beauty.

5.9 The outbuildings it is proposed to alter have been used for domestic purposes since the permission to convert the former stone barn to additional living accommodation was completed and occupied. The 2008 and 2011 permissions did not include garaging for the dwelling. Buildings that were sited to the north side of the barn have been removed and this has better revealed views of the listed building and enhanced its significance. It would not be unreasonable to expect garaging to be provided for a dwelling of this scale. Including garaging in the existing outbuildings is preferable to erecting new garage buildings within the setting of the listed building. In addition, the agricultural form and scale of the outbuildings are more appropriate in this setting than domestic scale garage buildings.

#### Protected species

5.10 A protected species survey has been carried out and finds that the building does not provide a suitable habitat for bat use. A scoping survey and emergence survey were carried out. The alterations to the building are unlikely to cause harm to protected species.

## **6 SUMMARY**

6.1 The proposed alterations to these outbuildings which are in domestic use will enhance the setting of the listed building and the character of the landscape in compliance with Core Strategy policies EN5, DME4, and DME2. Permission is required because permitted development rights were removed. The design of the alteration is appropriate to the building and its context and therefore complies with the requirements of Core Strategy Policies DMG1 and DMH5. The protected species survey found the buildings are unlikely to be used by bats and so the proposal is unlikely to threaten to protected species as required by policy DME3.

## **Appendix**

### Historic Building Record