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**PLANNING STATEMENT for the REDEVELOPMENT
AT
STARTIFANTS FARM
LONGRIDGE ROAD
CHIPPING**



On Behalf Of

MR. & MRS. R. ROBINSON

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The proposal:

The applicant Mr. & Mrs. Robinson are seeking consent for the demolition of redundant farm buildings and conversion of one barn to two dwellings, along with the conversion of a mono pitch farm building to a garage for the converted barn occupants and rebuilding the existing main farm house. The site is located at Startinfants Farm, Longridge Rd, Chipping.

The application site comprises a complex of agricultural buildings including a stone barn, the existing farmhouse, a number of timber and portal framed agricultural sheds, and silage store area. The site is located approximately 300 m South of the village of Chipping and lies within the Forest of Bowland AONB. The stone barn that is proposed to be converted lies 50m away from Longridge Rd and have linear plan forms with dual-pitched roofs.

It is proposed to :-

- Demolish and rebuild the main farm house.
- Convert the existing stone barn to two No. dwellings.
- Demolish 4 No. existing Concrete block & steel farm buildings.
- Re- orientate 1 No. steel framed building and re-clad the elevations, & replacement farm buildings
- Convert a stone built mono-pitch building into two single garages for the converted barn.

The concrete / steel farm buildings on site are not considered worthy of retention and would be demolished in order to justify the provision of garden / recreational area required for the converted barn.

Demolish and rebuild the main farm house.

Within the planning policies, the general principle of a replacement dwelling is acceptable. However, as per Policy DMH3 (Dwellings in the Open Countryside and AONB) of the Ribble Valley Core Strategy; the replacement of existing dwellings must meet the following criteria;

- The residential use of the property should not have been abandoned
- There being no adverse impact on the landscape in relation to the new dwelling
- The need to extend an existing curtilage

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The existing farm house is still the main and only residence in use by the applicants at this time.

The replacement dwelling will remain within the same location and will still have a residential use, and there isn't a need to extend the existing curtilage,

The impact on the landscape. The replacement dwelling in the AONB should be allowed so long as it is similar in size to the existing dwelling, and is in keeping with the general character of the area. The replacement dwelling has a 29% increase in footprint and should be acceptable in principle.

As included in this application there is a flood risk assessment for the area, this shows the existing / proposed site is not within the flood plain area, though recent events have shown the garage as part of the existing house is close to the flood level, as a consequence of this the proposal is to raise the proposed replacement house floor level by 300mm the further reduce the risk of ever flooding. This can be achieved without raising the ridge height above the exiting height of the house.

Convert the existing stone barn to two No. dwellings.

The principle of converting the barn to residential use should be acceptable in principle. This should however be subject to consideration given to any landscape harm resulting from the development and any harm to the character of the buildings.

it is important to consider the principle of the development, its impact of the visual appearance of the surrounding area and AONB, its impact on the character and appearance of the buildings, its effect on the residential amenity of neighbouring occupiers and its impact on protected species and trees.

Principle of Development, Guidance on proposals to convert barns to dwellings is provided by Core Strategy Policy DMH4. Criterion 1 Core Strategy Policy DMH4 confirms that planning permission will be granted for such works where *"the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings..."*. The barns are located within a wider farm complex. They are not isolated in the landscape and form part of an already defined group of buildings and as such it accords with criterion 1 of Core Strategy Policy DMH4.

Due to the local character and age of the building, it is considered to be a non-designated Heritage Asset (when considered against National Guidance) of historical interest. The NPPF, specifically Chapter 12, details 'Conserving and enhancing the historic environment'. Paragraph 131 provides advice when determining planning applications, noting that local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

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In line with Core Strategy Policy DMH4, a structural appraisal has been submitted that highlights that the building is in an acceptable state of repair. The smaller detached mono pitch building is capable of re-use without rebuilding.

A full timber first floor is required and replacement of some of the roof structure however the original blue slates are in good condition and are capable of re-use.

Policy DMH4 requires the buildings to be converted to be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration which would adversely affect its character or appearance. It is considered that the extent of the works required to stabilise the building as stated in the structural survey are acceptable.

As the proposed site is situated only 300m from the village boundary, along with being on the main village bus route, to access local facilities, the proposal would be '*suitably located*' in accordance with Core Strategy Policies DMH3 and DMH4 and would create a viable use for a building of historic and heritage merit. Therefore the proposed development is considered acceptable in principle.

Design and Visual Impact

In this case the development is proposed on land designated as AONB (see Policy EN2 of the Core Strategy) which has the highest status of protection in relation to landscape and scenic beauty. Within these areas development is required to be in keeping with the landscape area and should reflect local vernacular, scale, style, features and building materials. Policies DMH3 and DMH4 require alterations to the barn to be sympathetic to the character of the building and should not harm the landscape qualities of the area. The current proposals will unavoidably require the removal or alteration of some of the key features of the building. The proposal makes use of the existing openings of the building as far as is practical. English Heritage guidance 'Conversion of traditional farm buildings' states '*there should always be a presumption in favour of maximising the use of these existing openings without changing their size, and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design*'. There is a public footpath that passes through the farm complex and therefore any alterations to the buildings would be in public view.

As stated above, conversion of the barn to two dwellings would require only new window opening. The blank West elevation would remain as existing.

The barn doors would have inset glazing screens to provide natural light and new and existing window frames and doors would be timber with natural stone surrounds.

The creation of curtilages can have a significant impact upon visual amenity and patterns of land use. Ideally the curtilage needs to be kept as minimal as possible and any enclosed private areas need to be carefully sited and contained, particularly in relation to public views and the surrounding landscape. The application proposes the creation of small areas of residential curtilage to the South -West and East of the barn to serve the two dwellings. These areas would be delineated by 1.2m high post & rail fence

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and would be commensurate to the floor area of the former buildings. Further landscaping details can be seen on the proposed site plan accompanying this application.

Demolish 4 No. existing Concrete block & steel farm buildings.

As the four concrete block & steel / cement sheet cladding building are of no architectural merit, their demolition should be seen as a positive impact to the landscape. Since one other building is to be re-located and an addition of 3 bays to it, there should be not significant loss of agricultural foot print.

Re- orientate 1 No. steel framed building and re-clad the elevations & replacement farm buildings

The re-orientation of the steel framed building is to allow the formation of a court yard layout between this existing building and the re-location of the timber framed mono pitched building, this will allow the farm to be contained within a confined area, with the new internal construction of the butchery area and dairy for ice-cream manufacture.

Convert a stone built mono-pitch building into two single garages for the converted barn.

The proposed buildings would have a blue slate roof to a maximum height of 4.2m. replacing the existing cement sheet existing one. The walls will remain natural stone and will be re-pointed to match the barn.

Whilst the provision of garages is considered a domestic addition, the buildings would be converted and remain in an agricultural style and using materials typically found in the surrounding landscape, as well as the re-use of what would become a redundant building.

Conclusion

To conclude, the proposal should be assessed as a whole, as well as all the key element of the application being acceptable in regard to the relevant planning policies, the re-organisation of the farm to allow its future development as a home & business should be of significant value, both visually and economically to the rural locality situated in the ANOB.