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PLANNING STATEMENT

*Conversion and extension to former agricultural buildings
to form a three-bed single storey dwelling (Use Class C3)*

Land off Hammond Drive, Read, Lancashire, BB12 7RE

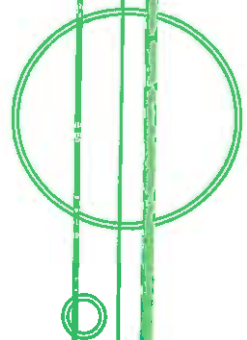
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Contents

Page

1. INTRODUCTION	3
2. SITE & SURROUNDINGS	6
3. PROPOSED DEVELOPMENT	10
4. PLANNING POLICY & LEGISLATIVE CONTEXT	12
5. PLANNING APPRAISAL	16
6. CONCLUSION	27
7. APPENDICES	28

1.0 Introduction

- 1.1 This Statement has been prepared by Inspire Planning Solutions Ltd on behalf of the Applicant, Mr & Mrs Bowker, in support of a planning application seeking consent for the conversion and extension of two former agricultural buildings, to form a three-bed single storey dwelling (Use Class C3) on land off Hammond Drive, Read. This Statement should be read in conjunction with accompanying plans and other supporting documents and information submitted alongside the application.
- 1.2 The application site is located on the edge of the former Read Hall estate and comprises of two stand-alone detached former agricultural outbuildings (a piggery and a storage building), along with associated external areas including a walled yard enclosure to the south of the buildings. The buildings incorporate solid stone external walls with a slated roof and are accessed via a track leading from Hammond Drive, close to Read Hall Farmhouse.



Figure 1. Application Site - View from North

- 1.3 The buildings are of recognised historic importance as non-designated heritage assets and the Applicant is looking to secure their long-term future

and deliver a high quality home that would make a small but important contribution to the rural housing supply. The outbuildings have lain vacant for a long period of time and are in a poor state of repair, although are structurally sound and capable of conversion. The proposal has been sensitively developed to have a limited impact on the fabric of the building and secure their long-term use, which forms part of the historic landscape around Read Hall estate.

- 1.4 The Applicant is keen to work proactively with the LPA to bring about a successful conversion and extension scheme, which results in high quality rural living accommodation. They have engaged in substantive pre-application discussions with the LPA¹, involving several site visits with Officer's on the 21st June and 21st August 2017. The LPA's formal written pre-application response confirms that the principle of development is acceptable and the overall general feedback set out in correspondence highlights that the character and significance of the buildings should be retained and that the impact upon the landscape should be considered so as not to result in visual harm.
- 1.5 A number of potential options were discussed at pre-application stage and the scale and mass of the proposal consequently reduced to a single storey scheme. The application scheme has been drawn up having regard to pre-application advice and also through the involvement of a range of specialist Consultant's from heritage to bats (protected species). More details of this and other relevant aspects will be discussed subsequently.
- 1.6 The application submission is accompanied by a wealth of supporting documents and information which illustrates the structural condition of the buildings, as well as a Heritage Impact Assessment which assess the effect of

¹ LPA Ref no. RV/2017/ENQ/00049

the proposal on the character of the buildings and of nearby designated and non-designated heritage assets.

- 1.7 The following sections describe the application site and its surroundings and the proposed development. The relevant local and national planning policy context is then set out before an assessment of the proposal, which confirms its acceptability in principle and in relation to other planning considerations. The Statement concludes that planning permission should be granted.

2.0 Site & Surroundings

- 2.1 The application site is located within open countryside as defined on the adopted Local Plan Proposals Map (see Appendix 1), adjacent to the Read Hall estate. It comprises of two stand-alone detached former agricultural buildings. These were originally part of Read Hall Farm which was separated from the Hall in the mid-20th century². The buildings incorporate solid stone external walls with a slated roof and are accessed via a track leading from Hammond Drive, close to Read Hall Farmhouse. The accompanying Design & Access Statement (Peter Hitchen Architects) sets out a photographic record of the site and its immediate environs.



Figure 2. Location of Application Site (Source: Google Maps)

² Read Hall and Park is a manor house with ornamental grounds of about 450 acres (180 ha) off Whalley Road, Read. The current hall dates from the early 19th century and is a grade II* listed building.

- 2.2 The buildings are not listed but are considered to be non-designated heritage assets. The buildings lie on the northern edge of the former grounds of Read Hall, a grade II* listed³ building which lies in parkland on high ground between the Calder and the Sabden Brook, a tributary stream to the north-west, situated around 500m from the application buildings. The 19th century icehouse to the north east of Read Hall, is grade II listed⁴.



Figure 3. Existing outbuildings – View from West/South-West

- 2.3 The application is supported by a detailed Heritage Impact Assessment (Richard K Morriss Associates) which has carefully assessed the fabric of the buildings and the history of the site. This describes the setting of the two buildings, which are constructed at right-angles to each other on ground which have been levelled for this construction as well as the yard/walled enclosures. The Assessment also looks at the relationship to Read Hall and Read Hall Farm.
- 2.4 The site is located within an accessible and sustainable location, less than a mile from the village of Simonstone where there is a range of amenities including a pharmacy, a petrol filling station and convenience retail store,

³ English Heritage Legacy ID: 183524

⁴ English Heritage Legacy ID: 183525

several food establishments and a Church. There are two primary schools within 1.5 miles of the site. The nearest bus stops are located along Whalley Road, around 0.7 miles from the site which provide connections to wider facilities and services in Padiham and Clitheroe.



Figure 4. (Southern) Building's interior



Figure 5. (Northern) Building's exterior (Source: Richard K Morriss Associates)

Planning History

- 2.5 There is no planning history of relevance to the site and the planning history of nearby sites is set out comprehensively in the Design & Access Statement (pages 12 -14).
- 2.6 As previously set out, the Applicant has engaged in substantive pre-application discussions with the LPA⁵ involving several site visits with Rachel Horton on 21st June and 21st August 2017. The LPA's formal written pre-application response confirms that the principle of development is acceptable. The overall feedback gleaned from the formal written pre-application response, e-mail and from the previous site visit, was that the buildings are worthy of retention and that the key issues related to ensuring an acceptable design that protected the character of the buildings impact and ensuring that changing the use of any part of the land to residential curtilage did not visually harm the landscape.
- 2.7 A number of potential options have been discussed, referred to as Option A and Option B within the pre-application correspondence. Initially, a first-floor addition was put forward but was scaled down to a single storey development. This, along with other changes that have emerged from discussions are documented in the 'Design Story' section of the accompanying Design & Access Statement.
- 2.8 The Council also set out the validation requirements and this application is accompanied by a wide range of supporting plans and documentation.

⁵ LPA Ref no. RV/2017/ENQ/00049

3.0 Proposed Development

- 3.1 The application seeks consent for the conversion and extension of the two former agricultural buildings, to form a three-bed single storey dwelling (Use Class C3). The Applicant has purchased the buildings with a view to provide a modest family home. The size of the existing buildings currently do not provide the level of accommodation required for modern living and the Applicant, in conjunction with the Architects and other Consultants have devised a scheme which meets their needs but also planning and heritage considerations.
- 3.2 The accompanying plans fully demonstrate the Applicant's intentions for the buildings and should be referred. In addition to these, the Applicant has commissioned the preparation of 3D CGI's to illustrate the proposal, whilst the accompanying Design and Access Statement, sets out the design rationale and other information in a high level of detail on matters including the openings and proposed materials.



Figure 6. 3D CGI – SW Elevation (Source: Peter Hitchen Architects)

- 3.3 The proposal looks to retain the existing buildings and largely extend within the enclosed yard area, with a further linear extension to the east and a small porch extension connecting the two existing buildings. The site will be accessed from an existing access point off Hammond Drive, via a slightly amended track that would be formed in natural gravel and providing a number of off road parking spaces.

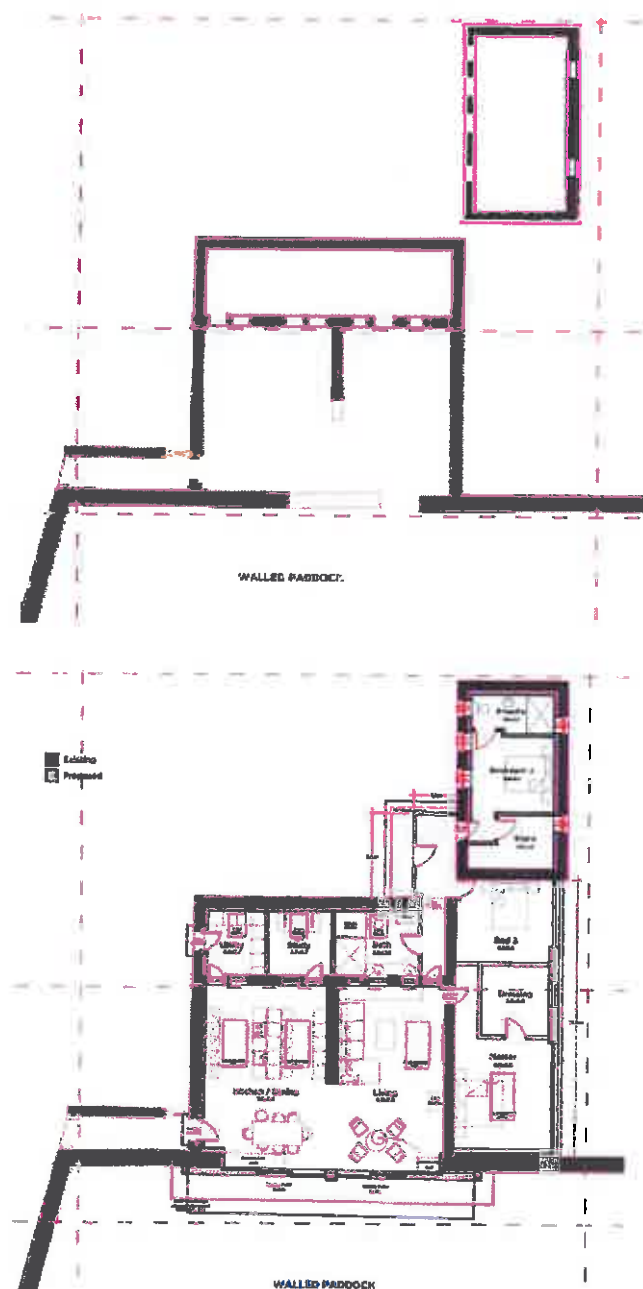


Figure 7. Existing & proposed layout plan extracts (NTS, Source: Peter Hitchen Architects)

4.0 Planning Policy & Legislative Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (December 2014). The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.

Ribble Valley Core Strategy (December 2014)

- 4.2 The following policies are considered to be of particular relevance:

- **Key Statement H1 (Housing Provision)** – The development plan makes provisions for 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028.
- **Key Statement H2 (Housing Balance)** - Planning permission will be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley.
- **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 EN4 (Biodiversity and Geodiversity)** – This policy states that the Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.

- **Key Statement EN5 (Heritage Assets)** – states that 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)** - states that all development must be of a high standard of building design and be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
- **Policy DMG2 (Strategic Considerations)** – within the open countryside, where possible, new development should be accommodated through the re-use of existing buildings.
- **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 and in keeping with their surroundings.
- **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.
- **Policy DME2 (Landscape)** – states that the Council will expect development to be in keeping with the character of the landscape, reflect local distinctiveness, style, amongst other matters. The Policy states that the landscape character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced.
- **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.

National Planning Policy Framework (NPPF)

- 4.3 The NPPF is also relevant and sets out the Government's planning agenda. The NPPF lists 12 core planning principles which should underpin both plan-making and decision-taking. Within the core principles (paragraph 17) the following is of relevance to this application:

[Planning should:]

"Proactively drive and support sustainable economic development to deliver the homes ... that the country needs. Every effort should be made objectively to identify and then meet the housing...needs of an area, and respond positively to wider opportunities for growth."

"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"

- 4.4 Paragraph 49 of the NPPF states that Housing applications should be considered in the context of the presumption in favour of sustainable development. Para. 50 is also of relevance and highlights the Government's commitments to delivering a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- 4.5 Section 7 of the NPPF sets out Government planning policy relating to Design. Paragraph 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

- 4.6 Paragraph 128 within the *Conserving and enhancing the historic environment* section of the NPPF requires applicants to provide information to describe the significance of any heritage assets including any contribution made by their setting. 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, as per paragraph 131.

Space Standards as set out within Technical Housing Standards – Nationally Described Space Standard (March 2015)

- 4.7 The nationally described space standards as shown below replace the existing different space standards used by local authorities. The guidance confirms that it is not a building regulation and remains solely within the planning system as a new form of technical planning standard.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Figure 8. Minimum Space Standards (Source: DCLG)

5.0 Planning Appraisal

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the application proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- the principle of the development, having regard to the provisions of the adopted Development Plan and other local planning policy documents;
- the effect of development on the character and appearance of the area including the host buildings as non-designated heritage assets;
- the effect of development on residential amenity;
- the effect of development on the local highway network, and;
- other considerations.

5.2 Each of these matters is considered below.

The Principle of Development

5.3 Core Strategy Policy DMH3 (Dwellings in the Open Countryside and Area of Outstanding Natural Beauty) lists criteria in which dwellings in the open countryside would be acceptable. One of these criteria relates to the appropriate conversion of buildings to dwellings, providing they are suitably located, their form and general design are in keeping with the surroundings and the buildings are capable of conversion without the need for complete or substantial reconstruction.

- 5.4 In establishing whether or not the proposed development would be suitably located it is necessary to consider the requirements of Core Strategy Policy DMH4. Policy DMH4 specifically relates to the conversion of barns and other buildings to dwellings. Criterion 1 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...”*. In this instance, the site is located close to a readily identifiable group of buildings at the Read Hall estate and the LPA’s formal written pre-application response confirmed that *“on balance, the site forms part of an already group of buildings and therefore in this respect accords with policy”*. It was also accepted that the buildings were worthy of retention due to their historic interest. Furthermore, this submission is accompanied by a Structural Appraisal (James Crosbie Associates Ltd) which demonstrates that the existing buildings are in a structurally sound condition and therefore meet the requirements of Policies DMH3/DMH4.
- 5.5 The NPPF at Paragraph 55 sets out special circumstances which allow new homes in the Countryside and this includes where development would re-use a redundant or disused building that would lead to an enhancement of the immediate setting. Paragraph 49 of the NPPF also states that housing applications should be considered in the context of the presumption in favour of sustainable development. In this respect, the site is evidently located within a sustainable locality, with good links to the villages of Read/Simonstone and its associated shops, services, schools and public transport.
- 5.6 The proposal would also comply with Paragraph 50 of the NPPF which requires local planning authorities to deliver a wide choice of high quality homes and create sustainable, inclusive and mixed communities. It is recognised that the proposal would only add a single dwelling, but given the nature of the housing demand and supply within the Borough, and the limited opportunities for the provision of new housing in the smaller settlements, the proposal should be afforded significant weight in its favour. The development

in this regard would accord with Ribble Valley Core Strategy Policies DS2, as well as H1 and H2.

- 5.7 The NPPF instructs that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or its specific policies indicate development should be restricted. The scheme will clearly deliver beneficial sustainable development that should be granted planning permission and it will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the application.

The effect of development on the character and appearance of the area inc. on non-designated heritage assets

- 5.8 Chapter 4 of this Statement has set out policies of particular relevance to this development proposal and this includes Policies DMH4, DME2 and DME4. It is clear from the policy wording that these seek to ensure that alterations to buildings should not harm the significance of a heritage asset and should be undertaken in a manner that does not detract from the character and appearance of the buildings or the landscape qualities of an area.
- 5.9 The application buildings are situated in the Countryside but outside the Forest of Bowland Area of Outstanding Natural Beauty (AONB). Nevertheless, the surroundings consists of pleasing rural surroundings encapsulated in the rolling Countryside and small groups of traditional buildings. The buildings subject of this application are very much part of this landscape and previously formed part of Read Hall Farm. The accompanying Heritage Impact Assessment sets out a thorough historical understanding of the buildings and

confirms that they were likely used for agricultural purposes, along with possible short-term accommodation for worker/keeper.

- 5.10 The former Farm and stables have over the years been converted to dwellings⁶ and Read Hall also exists as a private dwelling. The application buildings are the last remaining buildings which have not been converted and stand in a dilapidated condition, that detracts from the character and appearance of the area. The applicant is looking as part of this application to preserve the buildings and is seeking to do this in a manner which is sympathetic to the host buildings and landscape.
- 5.11 The proposal for the site has developed in discussion with the Local Planning Authority and this submission has sought to illustrate the changes that have been made in reducing the scale and mass of the extensions to the existing buildings. The applicant has also commissioned a wide range of supporting evidence, in the form of an initial Heritage Statement (Stephen Haigh) which confirmed that the building was not listed given its proximity to the nearby listed buildings. The Council agreed with the conclusion of this work and the scheme design has focussed therefore on ensuring that the character of the existing building, a non-designated heritage asset is not unacceptably impacted by the proposal and that the development would enhance the wider landscape.
- 5.12 The conversion is centred around the retention of the fabric of the existing buildings and structures. This is evident in the limited number of alterations and the minimal additional openings that are to be made. Where new openings are required, a simple design which is consistent with the character of the buildings has been chosen, as is also the case with alterations to

⁶ See Pages 12-14 of Design & Access Statement (Peter Hitchen Architects)

existing door openings. This is set out in detail within the accompanying Design & Access Statement at pages 26-31.

- 5.13 Figures 3 and 6 also reinforce the sympathetic nature of the conversion and extensions. These show an existing photograph taken of the south-western side of the building and a 3D CGI from similar angle showing the proposed development. The prominence of the existing buildings, which would be largely unaltered apart from refurbishment and restoration, and the addition of the lightweight entrance porch can all be clearly seen and follow through on the principles of Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings, as set out in Core Strategy Policy DMH4.
- 5.14 The pre-application enquiry response did identify concern at the scale of the extensions proposed and specifically the large amount of additional floorspace attached to the original buildings. The applicant recognises that proportionally the development does provide for large additions to the host buildings but it does not necessarily follow that the scheme would be harmful.
- 5.15 The proposal has been designed such that it is contained within an already enclosed area, which would house the kitchen/dining/living space. The yard is already almost fully enclosed by a high wall and the main area of external change would consist of the insertion of a glazed frontage on the southern elevation. The boundary wall on this elevation is already partly missing and the proposal would also see the restoration of the capping stones that have previously been removed with the roof of the extension siting below this. The size of the extension therefore would not be readily discernible from the outside, and it therefore follows that this element of the development would not subsume the original buildings. To the contrary, this southern elevation, in terms of the boundary wall to the yard and the present state of the outbuildings viewed through the opening where the wall is incomplete,

presently detracts from the rural landscape. This application proposal will deliver enhancements to the surrounding locality.



Figure 9. 3D CGI -- Southern Elevation (Source: Peter Hitchen Architects)

- 5.16 The linear extension on the north-eastern side of the site would be set against two high stone walls and have a low flat roof form with a largely glazed outer elevation. This would give it a light weight appearance and ensure the prominence of the existing buildings, which have a traditional form. This part of the development would be entirely hidden from views outside land within the applicant's control due to the woodland immediately beyond. This is an important consideration, which any concerns on this extension should be considered against.
- 5.17 Externally, the red edge boundary identifying the application site and the curtilage of the proposed dwelling has been drawn tightly around the buildings to the east and south. It excludes almost all of the walled meadow area to the south which the Council identified as an area which should remain

outside the domestic curtilage. The remaining external area of the application site comprises of the access from Hammond Drive into the site and a parking/amenity area, which will be formed in a natural gravel surfacing material which is appropriate in a rural area. The proposed external spaces have been limited in size and concentrated to one side of the dwelling.



Figure 10. Proposed Site Plan (NTS, Source: Peter Hitchen Architects)

- 5.18 The site is situated such that it is well screened from both near and distance views by surrounding walls, vegetation and trees. Although being within an attractive rural landscape, it is outside the AONB. The Council in their pre-application response identify the potential for the high stone walls to act as a screen and the applicant considers that development would very inconspicuous for these.
- 5.19 A Public Right of Way has been identified in the vicinity of the site and this is shown in Figure 11 below. At its closest point, this broadly follows the route of

Hammond Drive to the south, from where, the proposal would not be unduly prominent. This is best illustrated by the panoramic photograph at page 9 of the accompanying Design & Access Statement which shows little of the buildings beyond the stone boundary wall are visible.



Figure 11. PROW Map (indicated by dashed green line) (NTS, Source: Ordnance Survey)

- 5.20 The accompanying Heritage Impact Assessment has thoroughly assessed the significance of the undesignated heritage asset (host buildings) and the effect the proposals would have. It concludes that the physical impact is limited, the changes are reversible and “*..the impact on the fabric, character, setting and significance of these non-designated heritage assets is relatively light..*” (page 24). It similarly finds no impact on any nearby heritage assets or archaeological implications. Where minor loss of fabric is to occur, this has not

been found to affect the significance of the heritage asset and is considered to be more than off-set by securing the long-term future of the building.

- 5.21 To conclude therefore, the proposal will result in the restoration of a non-designated heritage asset and an enhancement of the surrounding landscape. The scheme has been sensitively designed, retaining most of the existing fabric of the buildings and containing most of the extensions within existing enclosed areas. The site does not have any formal landscape designations and is well screened from surrounding vantage points, including the PROW to the south. As such, it is considered the development is consistent with the relevant development plan policies, including Policies DMG1, DMH4, DME2, DME4 and EN5 as well as national policy set out in Sections 7 and 12.

The effect of development on residential amenity

- 5.22 The NPPF seeks a good standard of amenity for all occupiers of land and buildings as does Core Strategy Policy DMG1. This includes existing occupiers as well as future occupants.
- 5.23 The application site is set some distance from the nearest residential occupiers. This separation ensures that there are no privacy, outlook or other loss of light concerns arising.
- 5.24 Future occupants of the proposed dwelling would also benefit from a light and airy dwelling where all habitable rooms would have a good outlook. The internal arrangement would provide a spacious, open plan layout and has been designed to provide a modest dwelling which will not require later additions and interventions.

- 5.25 Given the above, permitting the proposal would not jeopardise the amenity for existing or future occupants and nor would it conflict with the relevant provisions of the development plan and national policy set out herein.

The effect of development on the local highway network

- 5.26 The proposed development would utilise the existing access track off Hammond Drive which would be surfaced in natural gravel. The access is characterised by good visibility and given the development proposes a single additional dwelling, it is not considered that it would raise any adverse implications on the highway network.
- 5.27 The site is in an accessible location as referenced in Section 2 and Paragraph 5.5 of this Statement, but the development nevertheless makes adequate provision for the parking of 2-3 vehicles.
- 5.28 The Council raised no comments on transport related matters and it is considered that the additional dwelling will not have an adverse effect on highway safety, ensuring compliance with Core Strategy Policy DMG1.

Other Considerations

- 5.29 A Bat Survey (Lynne Rushworth) has been undertaken which accompanies this submission. This looked to identify whether there were any bats present in the buildings, past evidence of bats and potential for them in the future. It found that the building did not provide a suitable habitat for hibernation and nor was there evidence of past use (for roosting or foraging).

5.30 As such, this does not form a constraint on development and the Bat Survey set out a number of recommendations, including an emergence survey if required at the appropriate time of the year which would be followed and can be controlled as appropriate by condition. The proposal would therefore accord with Policy EN4 of the Core Strategy in that it would avoid any negative impacts.

5.31 The scheme has also been developed in accordance with advice from Bowland Tree Consultancy Ltd and an Arboricultural Report will also accompany this application. The proposed site plan identifies the location of surrounding trees with the root protection areas (RPA) also shown. The development, including the gravel drive (formed so that it would be permeable) would be situated outside such RPA's and not result in any adverse impact; temporary measures during the construction process (such as fencing would be enacted to prevent damage during this period) would also be put in place. As such, the development is considered to fully accord with Core Strategy Policy DME1 which sets out a presumption against the clearance of broad-leaved woodland.

6.0 Conclusion

- 6.1 This Statement has justified the merits and acceptability of the proposed conversion and extension of two former agricultural buildings, to form a three-bed single storey dwelling (Use Class C3) on land off Hammond Drive, Read.
- 6.2 It has clearly been demonstrated that the scheme is acceptable in principle and would provide a much-needed dwelling for the Applicant that would add to the Borough's housing stock as well as secure the future of a heritage asset. The enhancements that would arise to the surrounding area from the restoration of the existing buildings and structures has been discussed as has the scale and form of the extensions in respect of the host buildings. The development is also considered acceptable in all other respects.
- 6.3 Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state in Paragraph 187 that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.
- 6.4 For the reasons provided throughout, the Local Planning Authority is kindly requested to grant planning permission. If further information is required, contact should be made with the agents or Inspire Planning Solutions Ltd.

Appendix 1. Local Plan Proposal Map Extract



Source: Ribble Valley Online (2018)