

Wittons Farm, Bolton By Bowland BB7 4NZ

Proposed development: Conversion of barn to dwelling.
Replacement of agricultural buildings with a garage, creation of a curtilage and installation of package treatment plant and ground source heat pump coil. New Agricultural access.

Design Access and Planning Statement
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JDTPLo110

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1.0 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs S Flanagan. In September 2017 planning permission was granted for an identical scheme to convert this barn to a dwelling. The design of the barn conversion remains the same. It is now proposed to re-site the proposed garage and alter the extent of the curtilage to accommodate this. In addition, it is proposed that a new agricultural access is provided to separate agricultural traffic to the farm buildings from the domestic environs of the existing and proposed dwellings.

1.2 The application should be read in conjunction with the following plans and documents:

E.001 - Existing Site Survey Plan - 1-200

E.003 - Existing Floor Plans – Barn

E.004 - Existing Elevations – Barn

E.005 - Existing Sections – Barn

OS.001E - OS Site Location Plan

P.001B - Proposed Floor Plans

P.002C - Proposed Elevations

P.003 - Proposed Sections - Sheet 1

P.004 - Proposed Sections - Sheet 2

P.006B - Proposed Plans and Elevations – Garage

P.007F - Proposed Site Plan - 1-200

EPS report 1818 dusk emergence Wittons Farm Barn

Structural Inspection Survey Report

Package treatment details

1.3 The drawings and information submitted with this are the same as those approved under 3/2017/0649 with the exception of OS.001E, 1822.P.006B and 1822.P.007F. The heritage statement and Design and Access Statement have been amended and updated.

2.0 PROPOSAL AND SITE DESCRIPTION

- 2.1 Witton's Farm is located 3km north of the village of Bolton By Bowland. It comprises a stone farmhouse, with stone outbuildings a large detached stone barn, and various modern agricultural buildings.
- 2.2 The farmhouse is on the western side of the group with the barn to the east. The farmhouse formerly had a barn attached to it on the east side which has now been incorporated into the living accommodation. The front of the farmhouse and the front of the detached barn in which there is a wagon entrance are in line with each other and both face south. To the front and rear of the farmhouse is garden area. The remaining land around the house and the detached barn is a concrete yard area. The yard and garden are in parts defined by substantial well-built dry-stone walls.
- 2.3 The modern agricultural buildings are positioned behind the stone barn on the northern side of the site and to the northwest. There are two concrete block single storey outbuildings close to the southwest of the stone barn.
- 2.4 This group of buildings is set on the hillside and is surrounded by open grazing land. The land slopes downhill from west to east. Vehicle access is from the south along a private farm track and there is an additional track which approaches from the west. Public footpaths approach the site from the north, south, east and west passing through the farmyard.

3.0 PLANNING SITE HISTORY

- 3.1 3/2004/0634 Proposed new porches on north and south elevations and 2 narrow windows on south elevation near south east corner approved 16/08/2004
- 3.2 3/2003/0480 Use of redundant barn as extension to dwelling. Alteration to existing farmhouse and pigsty, and garden room extension approved 10/07/2003.
- 3.3 3/2012/0489 Conversion of barn to dwelling. Replacement of agricultural building with a garage and creation of curtilage. Approved 31 August 2012

- 3.4 3/2017/0649 Conversion of barn to dwelling. Replacement of agricultural building with garage, creation of curtilage, installation of package treatment plant and ground source heat coil. Approved 18th September 2017.

4.0 THE DEVELOPMENT PLAN

4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy. 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 DME2 (Landscape and townscape protection) -development which significantly harm important landscape of landscape features will be refused.
- 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 are also relevant to the proposal.

- 4.2 National Planning Policy Framework 2018, Section 5-“Delivering a sufficient supply of homes” paragraph 79 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.
- 4.3 NPPF section 16 - “Conserving and enhancing the historic environment” paragraph 189 requires applicants to provide information to describe the significance of any heritage assets including any contribution made by their setting. A separate Heritage Statement has been prepared. In making planning decision the desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with their conservation is to be taken into account.

5 EVALUATION

- 5.1 Planning permission has been granted and development is commencing on site for the conversion of the barn to one dwelling under permission 3/2017/0649. The applicant wishes to relocate the position of the proposed garage to the northern side of the building. This is outside of the application site of 3/2017/0649 and so requires a new planning application. The farm buildings to the north side of the site are in active use. The main access to these is currently through the shared access which runs between the farmhouse and the stone barn. An alternative access for agricultural vehicles is proposed on the eastern side of the group in order to avoid agricultural traffic having to pass between the two residential dwellings. The main planning issue to consider is the effect that the relocation of the proposed garage and the construction of the agricultural track will have on the character and appearance of the AONB; and the effect on the significance of this non-designated heritage asset.

Principle

- 5.2 The conversion of the barn to a dwelling has been granted planning permission. The principle of the development has been established as acceptable and need not be revisited.

Garage relocation

- 5.3 The existing site survey shows the position of two modern agricultural buildings and an area of concrete surrounded by a buttressed concrete wall. On the approved plan 1822.P007A

the outbuildings are shown to be demolished and replaced by a garage and the concrete buttress wall is shown to be retained.

- 6.4 It is now proposed to demolish the outbuildings and the concreted area surrounded by the concrete walls and reposition the garage adjacent to the existing stone boundary walls on the northern side of the barn. Visually the revised garage location will be an improvement over the approved location as it will be within the stone boundary walls rather than outside them. Rather than being wholly rendered, three elevations are to be rendered and one constructed in stone which faces the rear of the stone barn. The east elevation will be screened by the existing boundary stone wall. In addition, it will be better grouped with the existing larger buildings on the site rather than protruding from the south east corner. The revised location has no greater impact on the scenic qualities of the AONB than the approved location. The complies with the requirements of Key Statement EN2 policy DME2.



1 Approved location for garage after demolition of single storey buildings



2 Proposed location of garage adjacent to existing stone boundary walls



3 Concrete area with surrounding retaining walls which are being demolished.



4 Concrete area with surrounding retaining walls are being demolished.

Proposed agricultural track.

- 5.4 The modern farm buildings to the north and west of the stone barn are still in agricultural use. The main vehicle access used by both agricultural and domestic traffic is the track from Anna Lane. Currently it runs between the farmhouse and the stone barn before emerging into the yard area in front of the main modern agricultural building of the on the northern side of the stone barn.
- 5.5 It is proposed to separate the agricultural traffic from the domestic environment of the farmhouse and barn conversion so that no agricultural traffic passes through the domestic curtilage of the residential properties. The domestic curtilages of both properties can be separated off from the agricultural activities of the adjacent farm yard enhancing safety for existing and new residents and enhancing operational efficiencies for agricultural activities. The access has been designed so that it can accommodated modern large agricultural machinery. The access between the farmhouse and the barn will continue to be used as a vehicle access for domestic vehicles only.
- 5.6 The route of the proposed agricultural track runs over the footprint of one of the existing buildings to be demolished and the concrete area surrounded by concrete retaining walls. The removal of these structures and replacement with and unfenced gravel track to serve the

farm buildings will improve the visual qualities of the landscape and the AONB. The complies with the requirements of Key Statement EN2 policy DME2.

Residential curtilage

- 5.7 The residential curtilage has been reconfigured in order to accommodate the proposed change to the location of the proposed garage. It is annotated on the submitted plan 1822.P.007 as a dashed red line. The reconfiguration has not additional impact on the AONB that the approved scheme. The complies with the requirements of Key Statement EN2 policy DME2.
- 5.8 The proposed changes have no direct impact on the fabric of the barn over and above those previously approved. However, the change to the location of the proposed garages improves the setting of the non-designated heritage asset moving the garage away form the principle elevation of the building. This enhancement to the setting complies with the requirements of Key Statement EN5 and policy DME4.

6 CONCLUSION

- 6.1 The proposed relocation of the garage on the application site to serve the approved barn conversion together with the provision of a new agricultural access will not have any greater impact on the visual qualities of the landscape and the AONB than the approved scheme. The garage is the same size as the approved garage but is relocated to a less sensitive position closer to the main group of buildings. The scheme now includes the demolition of a concrete structure with retaining walls over which the new agricultural access will pass. This will enhance the appearance and the setting of this non-designated heritage asset.
- 6.2 The scheme fully accords with the key statement and policies of the adopted Core Strategy and the NPPF 2018.