


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	3/10/19	Manager:		Date:	
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Application Ref:	3/2019/0514	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	25/7/19	
Officer:	SK	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Conversion of barn to dwelling and rebuilding attached garage.
Site Address/Location:	Little Woodfield Farm Longsight Road Clayton le Dale BB2 7JA

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
The Highways Development Control Section have offered the following observations:	
<ul style="list-style-type: none">• A swept path analysis be provided for horse boxes and HGV's for the south west access point.• Over-intensification of use of the site due to excessive parking	

LAAS	
Based on the submitted information no further archaeological work appears to be justified as part of the present application.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport & Mobility Policy DMH3 – Dwellings in the Open Countryside Policy DMH4 – Conversion of Barns and other Buildings National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2018/0802: Non-material amendment from planning permission 3/2018/0484 to change the roofing material specified for the proposed garage. (Approved)

3/2018/0484:

Proposed stables, riding arena, domestic garage, alterations to house and garden boundary. Demolition of attached garage. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to an attached barn related to Little Woodfield Farm, Longsight Road, Clayton Le Dale. The existing building is of a render faced construction directly adjoining the dwelling to which it relates. The proposal site is located outside of a defined settlement within the defined open countryside with the buildings forming part of a large stretch of ribbon development that directly fronts Longsight Road.

The existing dwelling and barn benefits from an existing vehicular access at the south-western extents of the site with another informal vehicular access also being located to the northern extents of the site adjacent the existing dwelling.

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing barn and garage to that of a three-bedroom dwelling. A number of exterior alterations are proposed including the creation of a number of window openings.

It is proposed that the existing residential curtilage will be subdivided to create a garden area to serve the newly created dwelling, it is further proposed that the existing detached garage on-site, should consent be granted, will fall within the defined curtilage for the new dwelling. Following the subdivision of the residential curtilage it is proposed that the newly created dwelling will utilise the existing south-west vehicular access, with the existing dwelling thereafter having sole use of the existing northern access point.

Principle of Development:

The criterion of Policy DMH4 states that 'planning permission will be granted for the conversion of buildings to dwellings 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 and there would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests.

The Policy further requires that the building(s) to be converted must be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building(s) and the building(s) have a genuine history of use for agriculture or another rural enterprise.

In these respects the principle of the development is considered to be in broad accordance with the requirements of DMH4 insofar that the building forms an already defined grouping, by virtue of being part of ribbon development, and that the conversion (notwithstanding detailed development management considerations) would not result in any damaging effect upon the landscape. Furthermore it has been adequately demonstrated that the buildings to be converted are structurally adequate and benefits from a genuine history for agriculture.

Impact Upon Residential Amenity:

Taking into account the proposed alterations resultant from the conversion of the existing building it is not considered that there will be any undue impact upon residential amenity by virtue of the proposed exterior alterations nor by virtue of the subdivision of the existing residential curtilage.

Visual Amenity/External Appearance:

The submitted details propose a number of alterations to the existing building which are summarised as follows:

Front Elevation:

- Reinstatement of arched 'coach-door' opening in place of existing double-door opening
- Insertion of first floor window to serve bedroom

Side Elevation:

- Construction of new garage to replace existing

Rear Elevation:

- Insertion of three first floor windows
- Insertion of two ground floor windows
- Removal of double garage doors and installation of sliding glazed door-system

Taking account of the above alterations and additions it is not considered that the proposal would undermine the inherent character of the building nor be of detriment to the character or visual amenities of the area. It is noted that the a number of openings are to be created on the rear elevation of the existing building, however, taking account of the matter that the rear elevation is offered very little visibility it is not considered that the introduction of the openings would raise concerns that would be of such a degree to warrant refusal of the application.

Landscape/Ecology:

The application has been accompanied by a European Protected Species survey which has concluded that there is no evidence of roosting bats on site. The report further concludes that Barn Swallows are likely to nest within the barn in the summer months. As such the report recommends the inclusion of nesting provision for Barn Swallows.

Other Matters:

It is noted that the Highways Development Control Section have raised concerns in relation to the application. The Local Planning Authority is of the opinion that it is both unreasonable and without warrant to assume that there is an 'over-intensification' of the use of the site on the basis of the parking provision which is in excess of that which would normally be sought. It is well within reason to practically assume that the applicant or potential occupier may require additional parking which is a matter of personal choice and not a matter that should form part of the formal determination nor assessment of the application given the proposal satisfies the minimum parking requirements.

Further concerns have been raised in respect of the visibility splays for the south-west access point with the Highways officer requesting that a sept path analysis be provided for this access point for horse-boxes and HGV's. The authority considers such a request to be unreasonable given not only is the access in current use but that the access will solely serve the dwelling to be created and as such there is no intensification of use.

Observations/Consideration of Matters Raised/Conclusion:

Given the relationship of the proposed dwelling with that of nearby dwellings and taking account of the orientation of primary habitable room windows it is not considered that the proposal would result in any significant detrimental impact upon existing or future residential amenity.

Taking account of the proposed site configuration and exterior alterations it is not considered that the proposal will result in any significant detrimental impact upon the character or visual amenities of the area or that of the defined open countryside.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.