



JUDITH DOUGLAS TOWN PLANNING LIMITED

Little Woodfield Farm, Clayton Le Dale, Blackburn BB2 7JA



Proposed conversion of barn to dwelling and rebuilding attached garage.

[Planning and Heritage Statement JDTPLO144](#)

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PLANNING AND HERITAGE STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE CONVERSION OF A BARN TO A DWELLING AND THE REBUILDING OF AN ATTACHED GARAGE AT LITTLE WOODFIELD FARM CLAYTON LE DALE BLACKBURN BB2 7JA.

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for development at Little Woodfield Farm.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

Proposed plans and elevations 001

Existing and proposed site plan 002

Existing plans and elevations 003

Location plan 1:1250

Bat survey

Structural survey

Historic Building Record.

Waste Treatment Plant Details Unit DMS3

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside outside a settlement boundary as defined in the Ribble Valley Districtwide Local Plan. Little Woodfield Farm is set within a group of properties on the north side and fronting onto Longsight Road Clayton Le Dale. To the west of Little Woodfield Farm are two detached properties Stonedale and Dunley and to the east High Trees, Northwood, Oakwood, Tiggis Restaurant and The Shajan Restaurant.

2.2 Little Woodfield Farm comprises the former farmhouse and attached barn and extensive garden area to the rear. The barn has been partly modified to provide additional domestic accommodation in the past. There are three vehicle access points. There is an access to the south west of the barn which serves an existing parking and turning area and the recently constructed garage at the rear of the property. This access also leads to the recently constructed stables, menage and field beyond. There is a second access point directly in front of the door in the barn and the third access point is on the north east side of the house which leads to a parking and turning area and field beyond.

- 2.3 There are no public footpaths near to the site. The area is not prone to flooding and is in flood zone 1 on the GOV.UK Flood map for planning.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 The proposed development is to convert the barn attached to the farmhouse to a separate dwelling and rebuild the existing single storey garage attached to the barn. The garden will be subdivided to create a garden for each dwelling, and each dwelling will retain an existing vehicle access and parking area.

4.0 SITE HISTORY

- 4.1 3/2018/0484 Proposed stables, riding arena, domestic garage, alterations to house and garden boundary. Demolition of attached garage. Approved 25/7/2018
- 4.2 3/2018/0802 Non-material amendment from planning permission 3/2018/0484 to change the roofing material specified for the proposed garage. Approved 05/10/2018
- 4.3 The above planning applications have been partly implemented. The stables, garage and arena have been constructed and the garden established. The alterations to the house and the demolition of the attached garage have not yet been carried out.

5.0 HERITAGE ASSESSMENT

- 5.1 The Lancashire Archaeological Service made comments on the planning application 3/2018/0484. It stated that *the “farm is noted in the Lancashire Historic Environment Record (HER) as site PRN 1031, where it is described as a farmhouse and barn with architectural features of 17th century type. The built structures also appear on the OS 1:10,560 mapping of 1848 (sheet Lancashire 62, surveyed 1844-6) and the 1:2,500 map of 1893 (sheet Lancashire 62.03, surveyed 1892).”* The Lancashire Archaeological Service consider the building to be a non-designated heritage asset. None of the buildings on the site are designated heritage assets.
- 5.2 The applicant provided a Heritage Statement to accompany application 3/2018/0484 and commissioned an Historic Building Record. The Historic Building Record is submitted with this application. The Historic Buildings Record describes the building to be converted as *“part of and early 19th century combination barn, the remainder of which was converted to part of the*

dwelling and a garage in the 1970's. The existing agricultural building includes a former threshing bay, and a shippon with hay loft over, with a modern hay loft over the present garage.” There have been no alterations to the building since the record was made. See Appendix 1.

- 5.3 The Heritage Assessment with application 3/2018/0484 summarises the building's heritage significance as deriving from *“the general linear form of the combined house and barn range, with the wider north-east end demarcating the original house. This form is enhanced by the continuous ridge line to roofs over house and barn, and by its internal features in the south west gable. Minor significance is conferred by the remnant arch and smaller doorway to the front elevation of the barn, and by its internal features. Overall significance is however considered to be low, due to the historic loss of traditional features and historic integrity, and the introduction of modern openings and render.”*
- 5.4 Assessment of the impact of the proposed development on the historic significance of the building is included in the planning assessment below.

6 DEVELOPMENT PLAN POLICY

- 6.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).

Core Strategy (2014)

- 6.2 The following policies are of relevance to the proposal:
- Key statement EN2: Landscape. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
 - 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. Seeks to protect important landscapes or landscapes features.
- Policy DME3: Site and Species Protection and Conservation. Requires development proposals to demonstrate that protected species will not be harmed.
- Policy DME4 (Protecting Heritage Assets) – Seeks positive improvements in the quality of the historic environment.
- Policy DMH3 (Dwellings in the Open Countryside and the Area of Outstanding Natural beauty)- Within areas defined as open countryside of 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.

National Planning Policy Framework 2019

- 6.3 National Planning Policy Framework, Section5- “Delivering a sufficient supply of homes” paragraph 79 sets out circumstance where isolated homes in the countryside area acceptable 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.
- 6.4 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 Heritage Statement is included in this document. 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 their conservation is to be taken into account paragraph 192.

7 PLANNING ASSESSMENT

- 7.1 The main planning issues are whether the barn is suitable for conversion to a dwelling having regard to its location and the development strategy for the area; the effect of the proposal on the character and appearance of the countryside and the effect on the significance of the non-designated heritage asses.

Principle of development

- 7.2 The site is within open countryside. Policy DMG2 states that new housing development provided through the re-use of existing buildings is acceptable in such areas. The barn at Little Woodfield Farm is attached to the farmhouse and within a group of other buildings and other dwelling on the north side of Longsight Road. In terms of the locational requirements of policy DMH3 and DMH4 the proposed conversion complies as the building forms part of an existing group of buildings. The structural survey submitted with the application indicates that the building is structurally sound and capable of conversion without needing major rebuilding. The building is a typical rural building and is worthy of retention being identified as a non-designated heritage asset. The building has a genuine history of use for agriculture. In principle the conversion of the building to a dwelling is acceptable under policy DMH3 and DMH4 as well as paragraph 79 of the Framework

Design

- 7.3 Farmsteads and farm buildings contribute to the character of the area. The building at Little Woodfield Farm is a typical farmhouse and barn of the area constructed out of traditional materials and has a building form which reflects the farming practices from the era in which they were constructed. Whilst the building was altered in the 1970's it's agricultural character remains. The design of the proposed conversion strengthens the agricultural character of the building and introduces a minimal number of new openings.
- 7.4 The main public views of the building are from Longsight Road. The front elevation is parallel to the road and upper portion of the south west gable is also visible. These elevations retain much of their historic agricultural character and have been less altered than the rear elevation. The rear elevation is also less visible in the landscape and from public vantage points
- 7.5 The original farmhouse was extended into part of the barn circa 1960's-1970's creating the current layout. The flat roofed single storey extension on the rear of the dwelling and the windows in the house also appear to be from this date. It is also likely that the former wagon entrance of the barn was modified at this time and the garages created.
- 7.6 The barn is constructed out of stone. A smooth render has been applied to the front elevation which concealed the alterations to the original arched wagon entrance and matched the smooth render which was applied to the house. The stone arched wagon entrance is intact, and it is proposed to remove the modern timber door and re-open the original arched wagon and glaze this in order to light the interior of the new dwelling. The opening for the original door into the cattle stalls is to the left of the wagon door. There is a similar door to the cattle stalls on the opposite side of the building. The lower portion of the door opening on the front

elevation has been infilled with stone, but the door jambs are intact. It is proposed to retain this opening to light the dining area. Only one new opening is proposed on the front elevation which is to light a bedroom and no new openings are proposed in the gable. The agricultural character and appearance of the barn will be substantially enhanced by the re-introduction of the wagon entrance and the sensitive re-use of existing opens together with the introduction of only one new opening. This complies with the various criteria within policies DMG1 and DMH4.

- 7.6 The rear elevation of the barn has undergone changes in the 1970's including the introduction of garage doors and the cutting into a doorway opposite the former wagon entrance. This elevation is mostly painted stone as it is the gable of the barn. The ground floor section of the wall around the garage door was altered and a smooth render applied. The proposed glazed opening which replaces the garage door and the narrow doorway adjacent is changed to a window. New window openings on the upper floor are proposed to light the proposed bedrooms and bathroom. These are irregularly sized and spaced in order to retain the agricultural character of the building and differentiate between the 'house' and the 'barn'. It is proposed to apply a lime render to this elevation and the rebuilt garage. The gable of the barn will be cleaned and limewashed. It is proposed to demolish and reconstruct the existing attached domestic garage. This complies with the various criteria within policies DMG1 and DMH4. The proposal will not harm the visual qualities of the landscape and is therefore compliant with key statement EN2 and policy DME2.

Heritage Assessment

- 7.7 The proposed development will enhance the heritage significance of the building. The elements that have been identified as contributing to the significance of the building have been retained. The wagon entrance will be re-introduced which will make a significant positive contribution. The roof trusses will be visible within the building. The existing historic openings have been retained and re-used. The proposal complies with the requirements of section 16 of the Framework

Neighbour Amenity

- 7.8 There is sufficient distance between the proposed dwelling and the neighbouring house for there to be no issues of overlooking or loss of privacy to the neighbouring property. Planning permission 3/2018/0484 granted permission for the area of land shaded yellow on the site plan 003 submitted with that application to be used as the residential curtilage to Little Woodfield Farm. The curtilage area shaded yellow on the submitted plan..... will be subdivided so that the existing and proposed dwellings have separate gardens which are not overlooked by each other.

Vehicle Access and Parking

- 7.9 The property currently benefits from vehicle access points and turning area at each side of the building. The proposed dwelling will be served by the existing garage to be rebuilt and the recently completed garage which can accommodate six cars. The existing dwelling will be served by the existing access and parking area adjacent to the north east side of the house which can accommodate at least two cars with a turning area that allows cars to enter and leave in forward gear. The existing house has three bedrooms and the proposed house has three bedrooms. The parking areas meet the parking standards of two car spaces per three-bedroom dwelling in accordance with policy DMG1.

Other matters

- 7.10 A bat survey has been submitted with the application. The report concludes that there were no signs of access by roosting bats within any part of the property. Whilst the building has moderate potential for attracting roosting bats, there was no historic evidence that bats have been active and there are no signs of any recent bat activity. Consequently, the proposed building and demolition works are unlikely to cause disturbance to roosting bats or result in the loss of a bat roost. The proposal conforms to the requirements of policy DME3

8 CONCLUSION

- 8.1 The conversion will secure the future of the non-designated heritage asset and increase the heritage significance of the building through the reinstatement of the original wagon entrance. The proposal will contribute positively to the heritage of the building and the quality of the landscape through the improvement to the building. The creation of the dwelling will not require the creation of any new residential curtilage as the existing residential curtilage is to be divided between the existing and proposed dwellings. There are no adverse effects on highway safety as the proposal uses existing vehicle accesses which already serve the property. The development does not require the creation of any additional parking areas as existing and recently approved and constructed parking facilities will serve the existing and proposed development. The proposed conversion of the attached barn to a dwelling and the rebuilding of the attached domestic garage at Little Woodfield Farm fully complies with the policies of the Core Strategy and the National Planning Policy Framework.

Appendix 1 Heritage Statement from Planning Application 3/2018/0484

Appendix 2 Historic Building Record