

Planning Statement

Proposal: Full Planning Application for Conversion of building to form 1 new Dwelling.

Site address: Crooked Field, Chaigley, Clitheroe, LANCS, BB7 3LT

Introduction

1. This statement sets out the relevant information to support a planning application for a proposal to convert an existing building to form one dwelling on the site.

The Site and Proposal

2. The site is in a small area known as Crooked Field on the northern side of Chaigley Road. An access point on the road leads to group of existing properties, the subject building is approximately 70 metres along the track to the west. Further north and east along the track is Crooked Field Barn, which is a conversion development with a range of outbuildings and curtilage development (stables, riding arena, tennis court). Another property called Crooked Field and lastly Nu Farm are also accessed. The site is around 1 kilometre west of the small settlement of Chaigley.

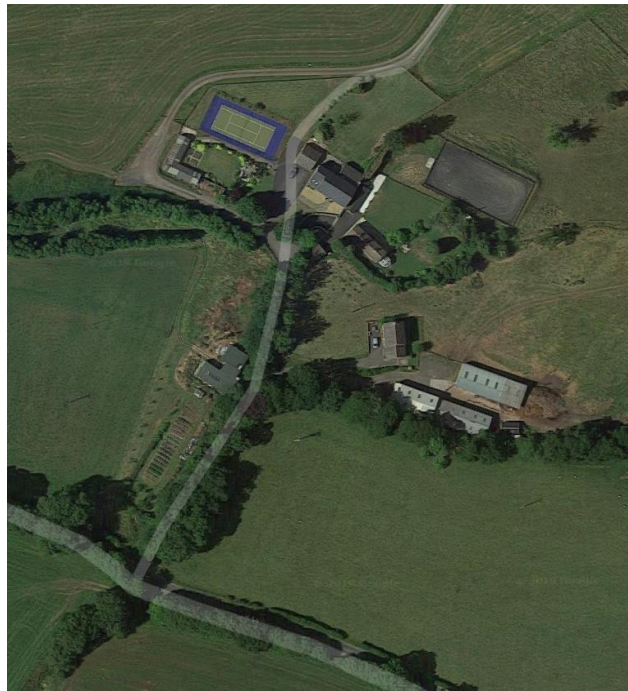


Image of site location.

3. The extant development subject of the application is formed by two single storey structures combined with a roof covering. To the south is a mono-pitch concrete block construction structure at around 15 metres wide which faces a small block construction structure at 9 metres wide, both of which are combined under an off centre pitched roof, an undercover area intervenes.
4. The use of the building is ancillary to a hobby use of the land involving food crop cultivation, growing beds are to the south of the building.
5. The appearance of the building is rural in nature, having a low roof, recessive materials and utilitarian form.



6. There are three separate properties in the vicinity of the site.



7. The nearest settlement is Chaigley, approximately 0.7 miles west.

8. The site lies within the Forest of Bowland Area of Outstanding natural beauty. On this basis it is considered that the site is outside of a settlement but benefits from a degree of connectivity subject to provisions in a Countryside Location.

Planning Policy

9. The proposals map indicates Local Plan policies however it is policies within the Core Strategy for the area that are assessed below:-

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

10.20 WITHIN AREAS DEFINED AS OPEN COUNTRYSIDE OR AONB ON THE PROPOSALS MAP, RESIDENTIAL DEVELOPMENT WILL BE LIMITED TO:

1. DEVELOPMENT ESSENTIAL FOR THE PURPOSES OF AGRICULTURE OR RESIDENTIAL DEVELOPMENT WHICH MEETS AN IDENTIFIED LOCAL NEED. IN ASSESSING ANY PROPOSAL FOR AN AGRICULTURAL, FORESTRY OR OTHER ESSENTIAL WORKERS DWELLINGS A FUNCTIONAL AND FINANCIAL TEST WILL BE APPLIED.

- 2. THE APPROPRIATE CONVERSION OF BUILDINGS TO DWELLINGS PROVIDING THEY ARE SUITABLY LOCATED AND THEIR FORM AND GENERAL DESIGN ARE IN KEEPING WITH THEIR SURROUNDINGS. BUILDINGS MUST BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT THE NEED FOR COMPLETE OR SUBSTANTIAL RECONSTRUCTION.**

3. THE REBUILDING OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO 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.

THE CREATION OF A PERMANENT DWELLING BY THE REMOVAL OF ANY CONDITION THAT RESTRICTS THE OCCUPATION OF DWELLINGS TO TOURISM/VISITOR USE OR FOR HOLIDAY USE WILL BE REFUSED ON THE BASIS OF UNSUSTAINABILITY.

The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.

10. The proposed development complies with the second part of this policy in which it sets out that the conversion of buildings to dwellings, on the basis of location, design and structural capability, are considered acceptable in countryside and AONB setting.

11. It is considered that the subject building is suitably located in that it is not isolated and sits amongst a group of existing buildings.

12. In terms of the site layout and proximity to neighbours, the location of the building will allow for the creation of sufficient parking, amenity and curtilage without impacting on neighbour amenity, nor will the development encroach into undeveloped land outside of the site confines.

13. All openings and glazing would make use of the existing provisions, some additions or enlargements to the openings may be required at a detailed stage. The resulting dwelling will have the appearance of a typical rural structure; the less attractive structural components will be improved.

14. It is on this basis that a degree of protection for the countryside and AONB can be achieved through this scheme. The proposed development would not be sporadic or isolated; the application proposes to renovate the building, on this basis it is not considered to be visually harmful but instead sympathetic and would coalesce with the existing cluster of development.

POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS

10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS WHERE

1. 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
2. THERE NEED BE NO UNNECESSARY EXPENDITURE BY PUBLIC AUTHORITIES AND UTILITIES ON THE PROVISION OF INFRASTRUCTURE, AND
3. THERE WOULD BE NO MATERIALLY DAMAGING EFFECT ON THE LANDSCAPE QUALITIES OF THE AREA OR HARM TO NATURE CONSERVATIONS INTERESTS, AND
4. THERE WOULD BE NO DETRIMENTAL EFFECT ON THE RURAL ECONOMY, AND
5. THE PROPOSALS ARE CONSISTENT WITH THE CONSERVATION OF THE NATURAL BEAUTY OF THE AREA.
6. THAT ANY EXISTING NATURE CONSERVATION ASPECTS OF THE EXISTING STRUCTURE ARE PROPERLY SURVEYED AND WHERE JUDGED TO BE SIGNIFICANT PRESERVED OR, IF THIS IS NOT POSSIBLE, THEN ANY LOSS ADEQUATELY MITIGATED.

THE BUILDING TO BE CONVERTED MUST:

1. BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION FOR THE PROPOSED USE WITHOUT THE NEED FOR EXTENSIVE BUILDING OR MAJOR ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY TO BE SUBMITTED WITH ALL PLANNING APPLICATION OF THIS NATURE. THIS SHOULD INCLUDE PLANS OF ANY REBUILDING THAT IS PROPOSED;
2. BE OF A SUFFICIENT SIZE TO PROVIDE NECESSARY LIVING ACCOMMODATION WITHOUT THE NEED FOR FURTHER EXTENSIONS WHICH WOULD HARM THE CHARACTER OR APPEARANCE OF THE BUILDING, AND
3. THE CHARACTER OF THE BUILDING AND ITS MATERIALS ARE APPROPRIATE TO ITS SURROUNDINGS AND THE BUILDING AND ITS MATERIALS ARE WORTHY OF RETENTION BECAUSE OF ITS INTRINSIC INTEREST OR POTENTIAL OR ITS CONTRIBUTION TO ITS SETTING, AND
4. THE BUILDING HAS A GENUINE HISTORY OF USE FOR AGRICULTURE OR ANOTHER RURAL ENTERPRISE.

The re-use of existing rural building provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development

management process and that clear guidance is offered. The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area.

Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused unless it can be demonstrated that the unit will meet an identified local/affordable housing need in accordance with policy DMH1.

15. In relation to part one of policy DMH4, the following comments are made

1. The building is an existing cluster.
2. The subject building benefits from infrastructure/utilities.
3. There would be no material harm to the landscape or areas of nature conservation as the proposed development is all contained within what is previously developed land.
4. There would be no detrimental effect on the rural economy as the building is not associated with an established business.
5. The proposal looks to convert and renovate the existing building. This would improve the existing conditions by enhancing the immediate setting.
6. The site would be surveyed for protected species and all other ecological matters which may be of relevance would be assessed. If protected species are identified then adequate mitigation would be proposed.

16. In relation to part two of policy DMH4, the following comments are made

1. The subject building has undergone a full structural survey.
2. The proposed plans demonstrate that the existing building would serve adequately for the creation of a dwelling without the need for further extensions.

17. On the whole it is considered that the proposal to convert the historic portion of the building on site, and remove the existing modern additions fixed to it, would be in line with the criteria set out in policies DMH3 and DMH4.

Summary

18. The site and proposed conversion would constitute a sustainable pattern of development. Full consideration has been given to the existing on site provisions, the development in close proximity to the subject building and how its setting within an existing cluster of buildings would benefit the scheme.
19. An assessment of the Core Strategy indicates that the proposal is in line with the criteria and spirit of policies DMH3 and DMH4, which takes account both of the on-site arrangements and its location within the countryside and AONB.

20. The background circumstances that have brought this application forward mean that the re-use and conversion of the building to create a separate market dwelling will allow for an improvement to the environmental and economic dimensions of the area. The creation of a new dwelling in this location will help to support the rural economy.