

DANIELS FARM, PRESTON ROAD, ALSTON, PR3 3BL

Application for Prior Approval: Change of Use of Agricultural Buildings to
2 no. Dwellinghouses

PLANNING STATEMENT

November 2019

REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Neil Forshaw ('the Applicant') to prepare and submit an application for Prior Approval, for the change of use of an agricultural building into a dwellinghouse at Daniels Farm, Preston Road, Alston, PR3 3BL ('the application site').
- 1.2. The application is made to Ribble Valley Borough Council under the prior approval procedure; Schedule 2, Part 3, Class Q (a) and (b) of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015, as amended.
- 1.3. This Planning Statement, alongside a review of the legislation, provides a description of the proposed development together with an appraisal of the scheme in relation to the legislation and should be read in conjunction with the following suite of supporting documents:
 - 1APP Form;
 - Drawn Information:
 - Barn 1 Existing Plans and Elevations (3153_001);
 - Barn 2 Existing Plans and Elevations (2954_002);
 - Barn 1 Proposed Floor and Roof Plan (3153_003);
 - Barn 1 Proposed Elevations and Location Plan (3153_004);
 - Barn 2 Proposed Floor Plans (3153_005);
 - Proposed Block Plan (3153_006);
 - Existing Block Plan (3153_007);
 - Planning Statement (this document);
 - Bat Scoping Survey Report;
 - Structural Condition Survey Barn 1;
 - Structural Condition Survey Barn 2.

/2 SITE DESCRIPTION

- 2.1. The application site is located at Daniels Farm, Alston and comprises three agricultural buildings and associated areas of hardstanding which form part of an existing farmstead.
- 2.2. Two of the buildings on site are proposed for conversion. The first building ('Building 1') proposed for conversion lies to the east of the site. The building is a relatively modern single story former feeding shed. It is constructed from solid masonry walls, with a pitched timber purlin roof supported by steel "A" frames. The elevations consist of concrete block walls, whilst the ground floors are concrete.
- 2.3. The second building ('Building 2') is located to the south west of the site next to the larger third barn which does not form part of this application. The building constitutes a steel framed barn with steel columns carrying light steel trusses, supporting a cement sheeted, pitched steel purlin roof. The elevations consist of both concrete block walls and steel sheet cladding. The building also has concrete ground floors.
- 2.4. The site itself lies within an existing cluster of farmstead buildings off Preston Road (B6243), 175m to the east of the site. It is bound to the west by the curtilage of the dwelling of Alston Fold Farm and agricultural buildings from The Barn are located directly to the east. The site is accessed off Preston Road, via a private agricultural access track which is shared with The Barn and Alston House Farm. The site is shown on the accompanying Site Plan and an aerial image of the site within its wider setting is shown in Figure 1 below.



Figure 1: Aerial image of the site (Source: Google Earth)

- 2.3. Agricultural fields surround the site. Off Preston Road to the southeast, several houses are located on both sides of the road, the closest of which lies 130m away, as well as Francos and the White Bull restaurants. Alston Dairy lies across Preston Road 275m to the east of the site. The settlement boundary of Longridge lies 600m to the north of the site, whilst Grimsargh lies 1km to the southwest of the site. Bus stops off Preston Road 200m to the southeast provide regular bus services to Longridge and Preston City Centre via Grimsargh.
- 2.4. The site lies fully within Flood Zone 1, where the risk of flooding is at its lowest. The site is not subject to any ecological or landscape designations and there are no active TPOs on the site. In terms of heritage designations, there are no heritage assets within the vicinity of the site and the nearest listed building is the Grade II listed Church of Our Lady located 600m to the southwest of the site. A public footpath (3-2-FP-108) runs through the site along the farm's access track and (3-2-FP-109) connects to this footpath which continues to the west. The site lies within a Mineral Safeguarding Area.

/3 PROPOSED DEVELOPMENT

- 3.1. This application seeks prior approval for the conversion of two agricultural buildings to two dwelling houses under Schedule 2, Part 3, Class Q (a) and (b) of The Town and Country Planning (General Permitted Development) (England) Order (GPDO) 2015. The proposals for each building are discussed in turn below.

Building 1

- 3.2. The proposed development of Building 1 is shown on the accompanying Barn 1 Proposed Floor and Roof Plan (3153_003) and Barn 1 Proposed Elevations and Location Plan (3153_004). The plans demonstrate the arrangement of the conversion of the building to form a single dwelling.
- 3.3. It is proposed that the conversion of the agricultural building would create a single floor 2no. bedroom property. The existing steel columns and block walls are to be largely maintained and clad with Marley Eternit Cedral panels and render respectively. The south east elevation is to be only partially clad, with the remaining section of the building which runs adjacent to the neighbouring property to have painted blockwork. New openings would be created for the windows and door on the north west elevation. The existing opening on the north east and south west elevations are to be maintained with a large window and sliding door installed. The existing corrugated sheet roof would be replaced with a grey insulated metal cad roof. Further detail of the conversion method is provided in the supporting Structural Condition Survey by Paul Snape Consulting.
- 3.4. Vehicular access would use the existing agricultural access point off Preston Road which is shared with The Barn and Alston House Farm. Parking provision of two spaces will be provided to the south west of the property off the access road.

Building 2

- 3.5. The proposed development of Building 2 is shown on the accompanying Barn 2 Proposed Floor Plans (3153_005) and Proposed Block Plan (3153_006). The plans demonstrate the arrangement of the conversion of the building to form a single dwelling.
- 3.6. It is proposed that the conversion of the agricultural building would create a 1no. bedroom property split over two floors. The existing steel columns are to be maintained and the existing elevation cladding replaced with Marley Eternit Cedral cladding panels to the south west and north east elevations. The lower exposed areas of these elevations are to be finished in a flat panel cladding to form recessed feature walls. The north west elevation is to be clad with openings created for windows and a door. The south east elevation is to be finished with floor to ceiling windows and sliding doors. Further detail of the conversion method is provided in the supporting Structural Condition Survey by Paul Snape Consulting.
- 3.7. Again, vehicular access would use the existing agricultural access point off Preston Road which is shared with The Barn and Alston House Farm. Parking provision for two spaces will be provided to the north west of the property off the access road.

/4 PLANNING ASSESSMENT

4.1. The GPDO, as amended, provides that the following changes of use under Class Q and works are permitted development:

(a) a change of use of a building and any land within its curtilage from use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

4.2. It is not considered that the proposals would conflict with any of the limitations highlighted within this Part of the GPDO, which are discussed in turn below.

4.3. Q.1 (a) states that development would not be permitted by Class Q if:

"The site was not solely used for an agricultural use as part of an established agricultural unit –

i) On 20th March 2013, or

ii) In the case of a building which was in use before that date but was not in use on that date when it was last in use"

4.4. In accordance with Q.1 (a) the last use of both buildings was for agricultural purposes but prior to 2013.

4.5. The gross external floor area of the section of the Building 1 which is to be converted is 123sqm and Building 2 is 76.3sqm. Neither of the developments to either building would involve any extensions to the external dimensions of the buildings and the converted agricultural buildings would each form one dwelling with an internal floorspace of 101.4sqm (Building 1) and 74.5sqm (Building 2). There have been no

other developments under Class Q within the established agricultural units, therefore the total floorspace of the proposals would not exceed the threshold of 465sqm. This is compliant with Q.1(b), Q.1(g) & Q.1(h).

- 4.6. Each of the two proposals is for the conversion of a barn into one dwelling house, which complies with the allowance for 3 separate dwellings within an established agricultural unit under Q.1(c).
- 4.7. The site is not occupied under an agricultural tenancy, nor has it been less than 1 year ago, in accordance with Q.1(d) & (e).
- 4.8. There have been no other developments under Class A or Class B of Part 6 of Schedule 2 of the GPDO on either agricultural unit since 2013 Q.1(f).
- 4.9. The proposed development would comprise of operations solely outlined within Q.1 (i). For Building 1, the building operations to facilitate the conversion would involve the retention of the existing blockwork walls and pillars, with openings created for new windows and a door, which will be cladded in charcoal grey panels. The roof will be replaced with grey insulated roof panels.
- 4.10. For Building 2, the building operations to facilitate the conversion would involve the retention of the existing structure and roof trusses. Openings for windows and doors are to be created to the front and rear elevations. New charcoal grey cladding is to replace the existing cladding arrangements, with exposed areas finished with flat panel cladding. The roof will be replaced with grey insulated roof panels.
- 4.11. The submitted structural surveys for Buildings 1 and 2 confirms that the buildings are in good structural condition suitable for conversion, with no operations required which are above those reasonably necessary for the building to function as a dwellinghouse, in line with Q. (i) (i).

- 4.12. Work to neither Building 1 or 2 is considered excessive building operations outside of those allowed under Q.1 (i) (ii). The extent of works proposed is considered to be in line with other agricultural buildings that have been granted prior approval for conversion to residential within the Ribble Valley Borough, under Class Q.
- 4.13. The application site is not located on article 2(3) land, does not form part of an area of special scientific interest, a safety hazard area or a military explosives storage area. Nor is the site within the proximity of any scheduled ancient monuments or listed buildings and consequently the proposal is consistent with the provisions of Q.1 (j) – (m).
- 4.14. Therefore, it is considered that as a matter of principle the proposed change of use for both Buildings 1 and 2 would represent permitted development under Class Q. The following criteria can be assessed by the Local Authority to determine whether prior approval is required:

Transport and Highways Impacts

- 4.15. The proposed access to the site will utilise the existing access point off Preston Road to the south east of the site which serves the neighbouring dwellings. This access point is already established and is considered to provide safe and suitable access arrangements for the two dwellings. The addition of two dwellings is considered to have negligible impact on the surrounding highway network. The parking arrangements will provide each dwelling with 2no. spaces, in line with parking standards.

Noise Impacts

- 4.16. There would be no negative noise impacts caused by the proposed development which might affect neighbouring land uses. The noise levels from the residential use of the building are not expected to exceed an agricultural use.

Flooding Risk

- 4.17. According to the Environment Agency's Flood Risk map as shown on the extract within Figure 2 below, the site falls within Flood Zone 1, where the risk of flooding is at its lowest.

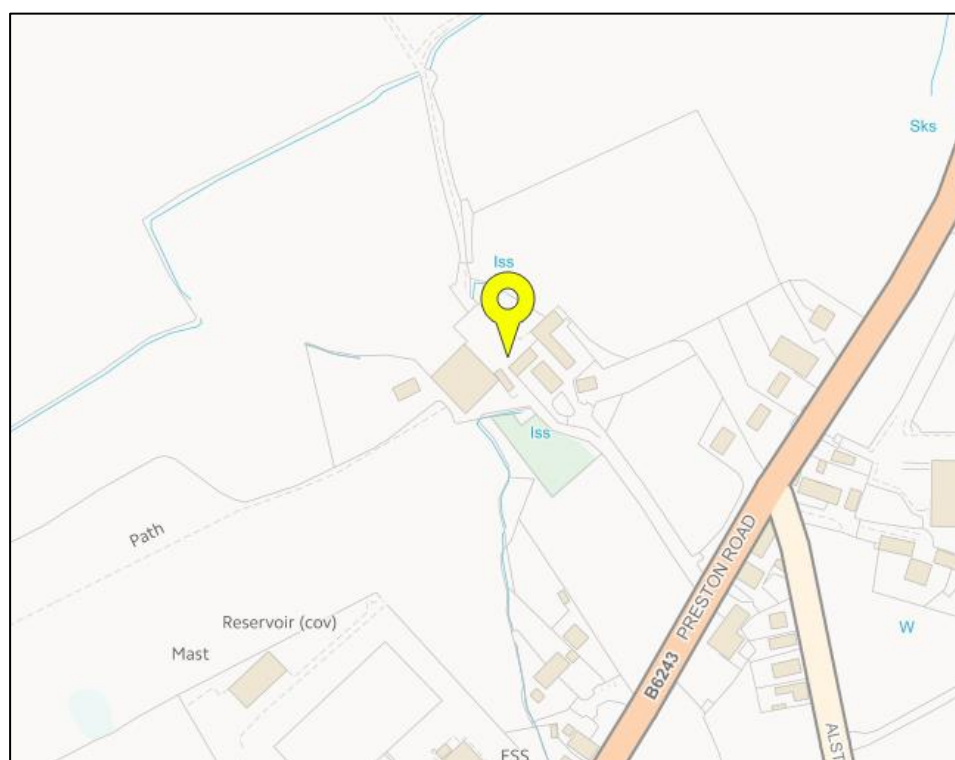


Figure 2: Extract from EA Flood Risk map

Location

- 4.18. Local Planning Authorities are also required to consider whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a dwelling(s). Planning Practice Guidance clarifies the manner in which the Government expects local planning authorities to consider this matter. It confirms that in particular, there is no sustainability test associated with the condition (Paragraph: 108 Reference ID: 13-108-20150305):

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.

- 4.19. The siting of the proposal is considered to be appropriate given the nature of the surrounding area. The site is located within an existing cluster of buildings with two other dwellings, Alston Fold Farm and The Barn within the cluster. Given that the nearest bus stop lies within 200m of the site and is located close to the settlement of Longridge, it is considered that the proposals are well located.

Design and External Appearance

- 4.20. The design and external appearance of the building are acceptable under the context of Class Q, as demonstrated on the submitted elevation plans for each building (ref no. 3153_004 and 3153_005). Both dwellings proposed are to retain the appearance and form of the existing agricultural buildings. The cladding on the elevations and roof would complement the character of the rural location and the installation of glass windows and doors will create an attractive scheme. Existing openings have been used where possible to maintain the existing character of the two buildings.
- 4.21. As shown on the Proposed Block Plan (3153_006), sufficient amenity space will be provided for both proposed dwellings and would not compromise the amenity of the neighbouring dwellings. There would be the provision of 2 parking spaces for each of the dwellings and adequate access arrangements accommodated. The proposed curtilage indicated for Building 1, would have an area of 122.9sqm, which complies with GPDO Part 3, paragraph X (d) which confirms that the curtilage is to be no larger than the land occupied by the agricultural building (123sqm). Building 2 also meets the

requirements of the GPDO Part 3, paragraph X (d) with a curtilage area of 74.5sqm, no larger than the agricultural building (76.2sqm).

Ecology

- 4.22. Although ecology is not required to be considered by Local Planning Authorities under Class Q, a bat scoping survey report has been provided by Dave Anderson which confirms that there is no evidence to suggest bats are roosting within the two buildings and the buildings offers negligible potential for roosting bats.

/5 CONCLUSIONS

- 5.1. It is concluded that the proposed development represents permitted development and that, for the reasons highlighted within this statement, the proposals do not conflict with the limitations as set out in the GPDO.

- 5.2. Moreover, it is considered that there should be no reason for the Local Planning Authority to require prior approval to any aspect of the development, or where such prior approval is required, that it should not be granted.



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