



**Proposed Barn Conversion to create a 3bed dwelling
with integral parking for 2no cars
at Angram Green Farm Cottage,
Worston, Clitheroe. BB7 1QB
for
Mr John Haworth**

1. Description of Application

Full planning permission is sought for the change of use and conversion of an existing barn/shippon with an attached lean-to agricultural equipment shed to create a new 3bed dwelling together with integral parking for 2no cars. This statement supports the planning application which will be accessed from the existing farm access road to the farm. No additional space is to be added to the existing envelope.

2. Physical Context

The existing farm buildings are traditional in style , one/two storey in height built in stone. The pitched roof of the barn is covered generally with natural blue/grey slates and the window styles are traditional casement timber windows .The building presently has vehicular access directly off farm access lane.

3. Social Context

The barn is located in what was originally the farmyard The immediate surroundings is open countryside.

4. Design Principles and Concepts

The aim is to develop this vacant redundant building into a high quality dwelling. The design was developed with the desire to maintain the existing envelope and fabric with necessary repairs to restore it to it's original condition whilst retaining its character. The fenestration to the barn maintains the original agricultural functional appearance. The quality of design and restoration will enhance the buildings status and enable the existing barn structure to be reused and restored to its former glory.

4.1 Amount

The barn/equipment shed stands within an existing curtilage of approximately 389m2. The footprint of the existing barn measures 144.89m2.

4.2 Layout

The orientation of the proposal is determined by it's existing location. The proposal is to

convert the internal areas to create the new dwelling. The orientation of the property and the manner in which the site is accessed and utilized externally is retained as existing, this maintains the straight forward and clear access to the main entrances from the farm access lane.

4.3 Scale

All aspects of the proposal have been designed to be of an appropriate scale in relation to the existing structure and to maintain the character of the building.

4.4 Landscaping

The general site layout is to provide integral parking for 2no cars. Minimal landscaping to the rear is proposed.

4.5 Appearance

The proposal is to construct all the new/extensions using a cream rendered finish to compliment the stone . It is proposed to retain and repair (if possible) any existing stone mullioned windows. The principle behind the design of the conversion has been to achieve the desired improvement in the accommodation provided by the property in a manner that conforms to, and compliments the style and characteristics of the existing building.

The proposal has been developed having regard to the following considerations:-

- The need to retain and enhance the character of the existing building.
- The need to compliment the form and scale of the original building.
- The desire to retain all internal and external features which contribute to the character of the building.
- The need to provide sufficient improvements in the accommodation provided by the development to justify the necessary investment.
- The desire to achieve a sustainable form of development.

- The desire to improve the fenestration of the building where previous unsympathetic alterations have been carried out.

4.6 Access

A existing vehicular access into the site is to be maintained. The parking area is facilitated within the former equipment store. The nature of the parking area integral within, ensures all occupiers and visitors, irrespective of age or disability have convenient and equal access to the dwelling.

5. Justification Statement

In view of the above it is argued that the siting, design and scale of the proposal is acceptable and would not harm the character of the surrounding farm buildings and /or the living conditions of neighbouring occupiers. Therefore in the absence of any other material considerations, planning permission should be granted.