

# Design and Access Statement

In support of an application to convert a disused agricultural building into 1no dwelling at

Barn at Crooked Field, Chipping Road, Chaigley, BB7 3LT

On behalf of Mr and Mrs Laycock

Prepared and submitted by  
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## Introduction

This application for the change of use of 2no agricultural buildings into a single dwelling at Barn at Crooked Field. We applied via Class Q of the GDPO which was unfortunately refused. Therefore, we submit a full application with a revised scheme, addressing the reasons for refusal on the decision notice. We look forward to working proactively with the council to achieve a positive result.

## Our proposal

Our proposal is for the conversion of 2no agricultural buildings into 1no dwelling. The earliest record of them is in 1979 and their agricultural use is evidenced in supporting documentation. The two buildings have a roof cover joining them together. It is proposed to clad the building in stone to make the building more sympathetic to its setting by matching existing nearby dwellings. The applicants are keen to continue planting and to employ energy efficient solutions to consumption. The dwelling can be converted to meet the needs of the occupants with no further extensions or alterations, and it will meet their needs in the long term. The building is currently clad in timber with some walling exposed. It has not been well maintained which has led to a decline in the aesthetic. Therefore, permission to convert would see the building become more in keeping with the area and brought back into a viable use.

There is ample amenity space for future occupants, and room to enter and leave in a forward gear. There is good visibility in both directions on entering the highway. The building is just 2.6 miles from Clitheroe Town Centre, which can be easily accessed by bus, bicycle or car. The building already collects rainwater and uses solar power for electrical energy.

Due to the many merits of this application, we seek the approval of the proposal. We wish to work proactively with the council in order to achieve a positive result.

Use – The historic use of the building is agricultural. The proposal is to convert it into a single dwelling for the applicant and his wife to live in. They have owned the building and nurtured the land for many years. The residential use would be in keeping with the other properties in the cluster.

Size and Scale – The size and scale of the building is modest and will remain the same. No extensions are proposed to achieve the conversion. The scheme accounts for comfortable living for the occupants, including an integral garage for the storage of vehicles and domestic goods. The development will meet their needs for their lifetime.

Layout – There is space for two bedrooms, two sitting areas, two bathrooms, dining kitchen and garaging in the property. The layout lends itself to easy and contemporary living.

Appearance – The current appearance is substandard in that the materials are nearing the end of their natural life. The timber cladding is tired and does not lend itself to the beauty of the nearby building nor its AONB setting. The conversion works would see the installation of windows the same as is existing in the building, and would see the walls clad in stone. This will greatly improve the look of the building and will be complimentary to the other buildings in the vicinity. We believe the proposal will greatly improve the setting and that significant weight should be given to this when considering the proposal.

Materials – The roof covering is corrugated steel sheeting and will be replaced with a zinc roof covering that is of similar weight. The windows will be double glazed, white UPVC units. The doors will be timber and the walls are to be clad with stone. It is believed that this scheme is both appropriate and beneficial to the host building and its setting.

Access, Visibility and Parking – Access is achieved by following a small track from the adopted highway. There is adequate visibility on entering and leaving the highway. There is also excellent space for manoeuvring the vehicles within the site to as to enter and leave in a forward gear. The car will be parked in the garage as indicated on the plan.

Landscaping – The applicant has planted thousands of trees since he took over the site over a decade ago. He is keen to continue to plant trees long into the future. There is ample space for amenity area. There is plenty of tree and hedgerow cover, but a gap in the hedgerow for a field access does show the building.



As you can see, the building appears low due to a natural rise in the topography of the land. While the new materials will be sympathetic to the setting, the applicant is more than happy to plant additional trees should this be required. While no landscaping is currently proposed, the applicant would be agreeable to this, and this detail could be dealt with by condition should the council require it.

Location – The building is within a cluster of other dwellings, as below.



Visual Impacts – There will be no increase in visual impact of the building as a result of the proposal. In fact, impacts would be reduced due to the aesthetic improvement of the building. The building is not set to alter in size or shape, and so it cannot be said that the conversion would have any detrimental visual impact.

Sustainability – The development is just 2.6 miles from the main town centre. The property is not isolated due to being in a cluster of buildings, and it can be accessed by bus, cycling or by motor vehicle. The building itself is designed to be as sustainable as possible, through rainwater harvesting and installation of an electric vehicle charging point.

To surmise, we find that there are many merits in this proposal and hope that the council will work with us to achieve a positive result. This site has been subject to a planning application which was subsequently refused. We find that this scheme should be considered more favourably as we have addressed the reasons for refusal of 3/2019/0891. We will now explore in detail the reasons for refusal and the relevant policies that are in support of the scheme.

## Reasons for Refusal 3/2019/0891

- 1. The proposal is considered contrary to DMH4 of the Ribble Valley Core Strategy insofar that that the building and its materials are not considered worthy of retention by virtue of their intrinsic interest, their potential or contribution to their setting within the defined Forest of Bowland AONB.***
- 2. The proposal is considered to be in direct conflict with Key Statement EN2 and Policies DMG1, DMG2, DMH3 and DMH4 of the Ribble Valley Core Strategy by virtue of its design and external appearance in that the proposal would result in the introduction of an incongruous form of residential development which is overtly domestic and suburban in appearance which fails to reflect local distinctiveness, vernacular style or acknowledge the special qualities of the area or contribute or enhance its setting.***
- 3. The proposal is considered contrary to Policy DMH4 of the Ribble Valley Core Strategy insofar that it is not considered nor has it been demonstrated that the building to be converted benefits from a genuine history of use for the purposes of agriculture or a rural enterprise.***
- 4. The proposed conversion would result in the creation of a new residential dwelling, without sufficient or adequate justification, that does not benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statements DS1, DS2, DMI2 and Policies DMG2, DMG3 and DMH3 of the Ribble Valley Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.***

We will therefore explore policies DMH3, DMH4, DMG1, DMG2, DMG3, DS1, DS2, DMI2 of the core strategy, and Key Statement EN1, DS1, DS2 and DMI2.

## DMH3 provides as follows:

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.

We find that our proposal accords with criteria 2 of policy DMG3. This is because the dwelling is suitably located amongst a cluster of other dwellings, and the conversion would improve the aesthetic of the barn and make it more in keeping with the local land use and the materials of other properties in the cluster. It would see the repair of the building which would be highly beneficial to the area. Further, the building is proven to be structurally capable of conversion without complete or substantial reconstruction.

DMH4 provides as follows:

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 conversion of this building does comply with policy DMH4 because the buildings are not isolated in the landscape. There are a number of other residential properties in the vicinity and these buildings are part of a cluster of structures. The conversion would be funded privately by the applicants. The design of the building has been altered to be more sympathetic to its original design, including smaller window openings to match those existing. The proposal would have no impact on the rural economy. A detailed landscaping scheme has been provided to help shield the building from view and therefore promoting the natural beauty of the AONB. The building is not important for conservation, and its re-use would have no detrimental impact on the conservation of the AONB through careful design.



A structural survey has found that the building is structurally sound and capable of the conversion works proposed without the need for any new structural elements. The layout has been guided by the applicants, and it will meet their needs accordingly. The buildings can comfortably accommodate two bedrooms, two bathrooms, a lounge and a modest kitchen diner without any extensions or alterations. Garaging space has been retained to show that no new buildings will be required to facilitate the residential occupancy of the building.

The materials of the building are the same as when it was built. We propose to clad the building in stone cladding, as this would be more sympathetic to the other dwellings in the cluster. We also find it imperative to note that permission to convert the buildings to a dwelling would improve the aesthetic of the building which has become worn in recent years. The building being allowed to dilapidate would cause detrimental harm to the character and setting of the area. Furthermore, the conversion would bring the buildings back into a viable use, and would contribute to the housing land supply in Ribble Valley.

The buildings have a genuine history for agriculture. The earliest mention of the building dates back to 1979 where the conveyance of the land details the structure upon it. Evidence of this is supplied. In 1997, the previous owners of the buildings were served an enforcement notice, where the use of the land and building was detailed as agricultural. Evidence of this is supplied. It is important to note that the policy states that there must be a genuine history of agriculture, and that the agricultural use does not have to be current in order to meet the requirements of the policy. We provide a letter from 2010 addressed to the applicants with their RPA single farm payment and SBI number being confirmed.

To surmise, we find that the proposal accords with Policy DMH4 and therefore the principle of converting the building to a dwelling is justified.

## Policy DMG1 provides as follows.

### DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT).
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

### ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

### AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.

3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.

4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

#### ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.

2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.

3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.

4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.

5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

#### INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.

3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

#### OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS

#### **DESIGN**

The proposal conforms to the 8 Building in context principles as there is clear value in retaining the building as it has been in situ for over 60 years and so forms part of the recent history of the site. It is structurally capable of conversion, and the retention of the building will necessitate its conversion which will improve the aesthetic of the building. The building relates well to the geography and history of the site, with agricultural buildings and conversion in rural Ribble Valley commonplace. The character and identity of the building will be upheld through sensitive choice of design and materials. The dwelling would sit happily in its current location as it would be within a cluster of other dwellings. The important views of the AONB would not be detrimentally harmed as the scale, size and structure are to remain unaltered. It respects the scale of the neighbouring properties as it will remain as existing, which is smaller in height than the buildings surrounding it. High quality build methods and materials will be chosen in order to respect the authenticity of the setting. The new view that the dwelling would bring would be an improved and location sensitive design.

Paragraph 2 of the policy is conformed with through the new design. However, we would be happy to work with the council should they require any alterations to the scheme. The building is set to remain the same size and shape, but it to be clad with stone and the window openings reduced to give a more traditional appearance.

As the layout of the buildings will remain as existing and because the materials will be akin to those in the immediate vicinity, paragraph 3 is met.

Rainwater goods are to be gathered and stored for use on the garden and for washing and toilets. The building has a south facing roof that would lend itself to solar panels. The applicants currently have some solar panels on site for generating electricity for lights and power tools at the site.

The code for sustainable homes is not necessarily a good gauge for assessing the suitability for the scheme, other than to say that the dwelling will be designed with energy efficient principles in mind, with provision made for items including but not limited to:-

- Cavity wall insulation
- Roof insulation
- Electric Vehicle Charging Point
- Rainwater harvesting
- Composting of food water
- Provision for recycling facilities
- New, energy efficient boiler
- Smart meter for measuring gas and electricity use responsibly
- Installation of a water meter
- Double glazed windows

The dwelling has been designed with lifetime principles in mind, with a single storey and accessible door openings proposed. There are no detrimental ecological impacts envisaged for the development, but provision for bat and bird boxes are proposed.

Lifetime Principle	Achieved
1a: Non-communal parking space to be a minimum of 3.3m wide.	The garage measures internally at 3.7m and so meets with this requirement.
2: The distance from the car parking space of Criterion 1 to the dwelling entrance (or relevant block entrance or lift core), should be kept to a minimum and be level or gently sloping. The distance from visitors parking to relevant entrances should be as short as practicable and be level or gently sloping.	The distance from the garage to the main house is just 4.2m. There is a door closest to the house to enable ease of access for the occupants.
3: The approach to all entrances should preferably be level (no gradient exceeding 1:60 and/or no crossfall exceeding 1:40) or gently sloping. A 'gently sloping' approach may have a gradient of 1:12 for a distance of up to 2 metres and 1:20 for a distance of 10 metres, with gradients for intermediate distances interpolated between these values (e.g. 1:15 for a distance of 5 metres, or 1:19 for a distance of 9 metres - see Figure 3.1). No slope should have a going greater than 10 metres long.	The land between the two buildings is level.
4: All entrances should: a) Be illuminated b) Have level access over the threshold; and c) Have effective clear opening widths and nibs as specified below.	A light next to the entrance door can be installed. The access over the entrance door is level. There is ample space for a wheelchair compatible door, with an access width of over 1500mm in both directions of the access.
5: Communal Stairs	N/A.
6: Movement in hallways and through doorways should be as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects. As a general principle, narrower hallways and landings will need wider doorways in their side walls. The width	All doorways are shown at 900mm which is adequate for wheelchair access.



of doorways and hallways should conform to the specification below.	
7: There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchair users elsewhere.	1500mm turning shown on plans. Criteria met.
8: A living room / living space should be provided on the entrance level of every dwelling (see Appendix 1 for definition of 'entrance level').	All single storey so meets criteria.
9: In dwellings with two or more storeys, with no permanent bedroom on the entrance level, there should be space on the entrance level that could be used as a convenient temporary bed-space.	All single storey with two bedrooms so meets criteria.
10: Where an accessible bathroom, in accordance with Criterion 14, is not provided on the entrance level of a dwelling, the entrance level should have an accessible WC compartment, with potential for a shower to be installed – as detailed in the specification below. (See Appendix 1 for definition of entrance level).	Ground floor bathroom provided.
11: Walls in all bathrooms and WC compartments should be capable of firm fixing and support for adaptations such as grab rails.	Bathroom walls can be reinforced to provide grab rails.
12: Stairs and potential through-floor lift in dwellings	N/A.
13: Structure above a main bedroom and bathroom ceilings should be capable of supporting ceiling hoists and the design should provide a reasonable route between this bedroom and the bathroom.	The building is structurally capable of conversion works proposed as per the structural survey. Additional members are proposed to reinforce the timber structure currently holding up ceiling, and so this will be planned for accordingly to comply.
14: An accessible bathroom, providing ease of access in accordance with the specification below, should be provided in every dwelling on the same storey as a main bedroom.	Ample space for turning of wheelchair on same storey as main bedroom with suitably sized access door.
15: Windows in the principal living space (typically the living room), should allow people to see out when seated. In addition, at least one opening light in each habitable room should be approachable and usable by a wide range of people – including those with restricted movement and reach (see Note 1).	There are outlook windows in every room of the proposed dwelling where seating is and so this criteria is met.
16: Location of service controls Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner.	Can be implemented if necessary.

## ACCESS

There is ample space for parking shown on the plans. There is safe access to the site both into the site itself and from the road. There is good visibility in both directions. There is no impact on any public right of way.

## AMENITY

The conversion will not have any adverse impact on the surrounding area, with no overshadowing or privacy impacts. No impacts on air quality will result.

## ENVIRONMENT

There are no local SSSI's heritage sites, local nature reserves, conservation areas, protected areas or species to be affected. The only impact could be said to be on the AONB, but the building will be the same dimensions as existing and so that impact will be minimal. Cars will be stored in the garage area, and the applicants have always maintained the site through extensive landscaping and planting to improve the area. The aesthetic improvement of the building

through conversion works will enhance the environment. The use of a previously developed site is supported by this policy.

## **INFRASTRUCTURE**

There will be no loss of public or open space as no additional structure is proposed. The conversion of the building will not cause any detriment to the infrastructure. The applicants wish to self-sustain wherever possible. They are currently travelling to and from the site regularly, and these vehicle movements will reduce on permission of the conversion.

## **OTHER**

No additional development would be prejudices by the proposal.

To surmise, the proposal accords with each element of DMG1 with regards to design of the conversion.

## Policy DMG2 provides as follows.

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

1. DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES 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.

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.
2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.
3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.
4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.
5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.
6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

The proposal accords with policy DMG2 as the development is meeting a need for rural housing. The NPPF finds in paragraph 78 that "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby." The site is just 2.6 miles from Clitheroe, which is a Tier 2 settlement in Policy DS1. Clitheroe is a small town centre which needs people to shop locally in order to prosper. Therefore, rural housing as with our proposal goes some way to support a prosperous rural economy, which has importance placed on it by the NPPF. Paragraph 79 also supports the development, as the development would re-use redundant or disused buildings and enhance its immediate setting as agreed by Point C. Point E required outstanding design and enhancement of the immediate setting. The many sustainable living principle and energy efficient factors of the application along with a great aesthetic improvement therefore accords with Point E: *"the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area."*

## Policy DMG3 provides as follows.

IN MAKING DECISIONS ON DEVELOPMENT PROPOSALS THE LOCAL PLANNING AUTHORITY WILL, IN ADDITION TO ASSESSING PROPOSALS WITHIN THE CONTEXT OF THE DEVELOPMENT STRATEGY, ATTACH CONSIDERABLE WEIGHT TO:

THE AVAILABILITY AND ADEQUACY OF PUBLIC TRANSPORT AND ASSOCIATED INFRASTRUCTURE TO SERVE THOSE MOVING TO AND FROM THE DEVELOPMENT –

1. THE RELATIONSHIP OF THE SITE TO THE PRIMARY ROUTE NETWORK AND THE STRATEGIC ROAD NETWORK.
2. THE PROVISION MADE FOR ACCESS TO THE DEVELOPMENT BY PEDESTRIAN, CYCLISTS AND THOSE WITH REDUCED MOBILITY.
3. PROPOSALS WHICH PROMOTE DEVELOPMENT WITHIN EXISTING DEVELOPED AREAS OR EXTENSIONS TO THEM AT LOCATIONS WHICH ARE HIGHLY ACCESSIBLE BY MEANS OTHER THAN THE PRIVATE CAR.
4. PROPOSALS WHICH LOCATE MAJOR GENERATORS OF TRAVEL DEMAND IN EXISTING CENTRES WHICH ARE HIGHLY ACCESSIBLE BY MEANS OTHER THAN THE PRIVATE CAR.
5. PROPOSALS WHICH STRENGTHEN EXISTING TOWN AND VILLAGE CENTRES WHICH OFFER A RANGE OF EVERYDAY COMMUNITY SHOPPING AND EMPLOYMENT OPPORTUNITIES BY PROTECTING AND ENHANCING THEIR VITALITY AND VIABILITY.
6. PROPOSALS WHICH LOCATE DEVELOPMENT IN AREAS WHICH MAINTAIN AND IMPROVE CHOICE FOR PEOPLE TO WALK, CYCLE OR CATCH PUBLIC TRANSPORT RATHER THAN DRIVE BETWEEN HOMES AND FACILITIES WHICH THEY NEED TO VISIT REGULARLY.
7. PROPOSALS WHICH LIMIT PARKING PROVISION FOR DEVELOPMENTS AND OTHER ON OR OFF STREET PARKING PROVISION TO DISCOURAGE RELIANCE ON THE CAR FOR WORK AND OTHER JOURNEYS WHERE THERE ARE EFFECTIVE ALTERNATIVES.

The site is just 2.6 miles from the town centre, with a travel time of just 7 minutes. The applicants could cycle, or take the 645 bus route into the town centre. The site has ample turning for vehicles for reduced mobility. Visibility is good in both directions. Therefore, the proposal accords with policy DMG3.

## Key Statement EN2 provides as follows.

### KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

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.

The applicant has planted and nurtured thousands of trees on the site since he purchased the site over a decade ago. He originally planted 1000 trees, and each year takes cuttings and plants more. He has worked hard to promote the natural beauty of the area, and is keen to continue to do so. The applicant proposes to plant additional trees to help shield the development from view. Furthermore, he proposes to clad part of the building in stone to make the aesthetic of the building more akin to the cluster of buildings it sits within.

## Key Statement DS1 provides as follows.

The majority of new housing development will be:

- concentrated within an identified strategic site located to the south of Clitheroe towards the A59; and
- the principal settlements of Clitheroe, Longridge; and Whalley. [...]

[...] development will be focused on villages, which are the more sustainable of the 32 defined settlements:

- Barrow;
- Billington;
- Chatburn;
- Gisburn;
- Langho;
- Mellor;
- Mellor Brook;
- Read & Simonstone;
- Wilpshire.

In the 23 remaining Tier 2 Village settlements, which are the less sustainable of the 32 defined settlements, development will need to meet proven local needs or deliver regeneration benefits. The Tier 2 Village settlements are:

- |                      |                  |
|----------------------|------------------|
| • Bolton-by-Bowland; | • Pendleton;     |
| • Brockhall;         | • Ribchester;    |
| • Calderstones;      | • Rimington;     |
| • Chipping;          | • Sabden;        |
| • Copster Green;     | • Sawley;        |
| • Downham;           | • Slaidburn;     |
| • Dunsop Bridge;     | • Tosside;       |
| • Grindleton;        | • Waddington;    |
| • Holden;            | • West Bradford; |
| • Hurst Green;       | • Wiswell;       |
| • Newton;            | • Worston.       |
| • Osbaldeston;       |                  |

In general the scale of planned housing growth will be managed to reflect existing population size, the availability of, or the opportunity to provide facilities to serve the development and the extent to which development can be accommodated within the local area. Specific allocations will be made through the preparation of a separate allocations DPD. In allocating development, the Council will have regard to the AONB, Green Belt and similar designations when establishing the scale, extent and form of development to be allocated under this strategy. The relevant constraints are set out as part of the strategic framework included in this plan. Development that has recognised regeneration benefits, is for identified local needs or satisfies neighbourhood planning legislation, will be considered in all the borough's settlements, including small-scale development in the smaller settlements that are appropriate for consolidation and expansion or rounding-off of the built up area. Through this strategy, development opportunities will be created for economic, social and environmental well-being and development for future generations.

While we accept that the proposal is 2.6 miles out of the settlement boundary of Clitheroe, we find that the wealth of policies in the local plan are supportive of the proposal, most importantly policy DMH4. Being outside of the settlement boundary is mitigated by the quality of the proposed scheme, the short distance from the settlement, and the connectivity of bus and cycle routes to the centre.

## Key Statement DS2 provides as follows.

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in that Framework indicate that development should be restricted.

We have discussed at length the ways that the scheme conforms to a wide range of sustainability principles both geographically and building specific. We have shown that the scheme accords with many of the local plan policies and the scheme would benefit both the building and the local area, and we find that the scheme should therefore be viewed favourably by the council. We are keen to work proactively with the council to achieve a positive result in order to bring the building into viable use and to improve the aesthetic of the building, its affect on the cluster of buildings, and its affect on the AONB.

## Key Statement DMI2 provides as follows.

New development should be located to minimise the need to travel. Also it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported. Sites for potential future railway stations at Chatburn and Gisburn will be protected from inappropriate development. Major applications should always be accompanied by a comprehensive travel plan.

This policy should be regarded with minimal weight as the proposal is for a conversion rather than a new build development. The dwelling is on a bus and cycle route, but can also be served by motor vehicle. The applicants are already travelling to the site a number of times a week, and the permission to convert would reduce vehicle movements. The provision of an electric vehicle charging point is incorporated to make vehicle travel more sustainable.

## Conclusion

We propose the conversion of 2no agricultural buildings into 1no dwelling for the applicants to live in permanently. The conversion of the building would see it blend with other surrounding dwellings to be more appropriate both within the cluster and on the wider view of the AONB. The visual impacts would be improved as a result of the proposal, and only a small portion of the building is visible from the road due to the natural topography of the land. The development would meet the needs of the applicants both now and in the future due to the consideration of lifetime principles. The access, parking and visibility are all adequate for the proposed use. There is ample indoor and outdoor amenity space without the needs for future extensions. It is just a short distance from the town centre. The development accords with many of the policies of the local plan, and we hope to see this application approved.