

Conversion of barn to single dwelling

Town Farm, Pendleton

Planning, Design & Access Statement

Mr & Mrs Fildes

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Contents

	Page
1. Introduction	1
2. Site and surroundings	2
3. The proposals	4
4. Planning policy and guidance	5
5. Planning appraisal	7
6. Summary and conclusions	11

Smith & Love Planning Consultants Ltd

Rational House
32 Winckley Square
Preston, PR1 3JJ
Tel. 01772 831861

www.smithlove.co.uk

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1 Introduction

1.1 This Planning, Design and Access Statement has been prepared on behalf of Mr & Mrs Fildes in support of the conversion of a detached barn to a single dwelling at Town Farm in Pendleton.

1.2 This Statement describes the application site, its surroundings and the proposed development, assessing its merits against the up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations. The application is supported by a full drawing package and also accompanied by the following reports:

- Heritage Statement CJ O'Flaherty
- Structural Survey Reid Jones Partnership
- Ecological Survey Dave Anderson - Batworker
- Transport Statement DTPC

1.3 The Statement concludes that the proposed development is fully compliant with the relevant aims and objectives of the adopted Ribble Valley Core Strategy and the National Planning Policy Framework. The scheme also represents sustainable re-use of an existing, vacant building which is fit for conversion.

2 Site, surroundings and pre-application advice

- 2.1 The application site comprises the host dwelling, Town Farmhouse, which fronts the highway and its associated curtilage which contains the stone barn subject to this planning application and a more modern agricultural building which is subject to a separate submission for prior approval under Part 3, Class Q of the GPDO.



Figure 1 – Site location

- 2.2 Pendleton is a small village which lies circa 1.5km to the south east of Clitheroe, in close proximity to the A59 which provides high levels of accessibility throughout the Borough and beyond.
- 2.3 The development pattern of the village is predominantly linear, with buildings located around the existing road network and Pendleton Brook. The area is primarily residential with farmsteads on the periphery and a handful of other community uses, such as a public house, village hall and a church.
- 2.4 Town Farmhouse is Grade II Listed, as are the piers which flank the entrance gates to the property facing the Main Street elevation. The dwelling and the barn also fall within the

Pendleton Conservation Area, the boundary of which is drawn tightly around the nucleus of the village. The barn is highlighted as being a building of 'Townscape Merit'. Due to the proximity of the barn to the listed building, it is also considered to be a curtilage building. The impacts of these designations are considered in greater detail in the Heritage Statement which supports this application.

- 2.5 Pre-application advice was sought from Ribble Valley Borough Council in September 2019 (Ref – RV/2019/ENQ/00088). The response confirmed that the general principle of converting the barn was acceptable, subject to appropriate design proposals and the submission of the necessary technical information to meet identified policy requirements.

3 The Proposals

3.1 The application is made in full and seeks consent for the following:

- Conversion of detached barn to create a single dwelling, with associated curtilage and parking area (including demolition of existing lean-to extension)

3.2 As the attached drawing package demonstrates, the barn is capable of being converted to provide a 4 bedroom family home without the need for significant alteration. The anomalous brick lean-to on the principal elevation will be removed and the conversion will require minimal intervention to the original fabric in order to facilitate the development.

3.3 The new dwelling would be divided from Town Farmhouse by way of soft landscaping and a defined boundary hedge. A small, detached piggy building will be retained and used in conjunction with the converted barn for ancillary storage. It is intended to keep the associated infrastructure to a minimum in order to ensure that the historic character and layout of the site is not eroded.

3.4 The existing access from Main Street will be utilised and is capable of accommodating the modest amount of residential traffic associated with the proposals. Internally, some minor modifications to the width of the driveway will be made to enable the comfortable passage of two-way traffic for the limited occasions that vehicles may meet.



Figure 2 – Proposed Elevations

4 Planning policy and guidance

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the development plan comprises the Ribble Valley Core Strategy (adopted December 2014). Whilst recently adopted, the Housing and Economic Development DPD does not have a direct bearing on the outcome of an application of this nature.

Relevant Core Strategy policies

4.2 The following policies are relevant to the determination of this application:

- Key Statement EN2: This policy seeks to ensure that new development is in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and materials.
- Policy DMG1: Covers general matters of design, access, amenity and environmental issues.
- Policy DMG2: Supports the appropriate re-use of existing buildings in the open countryside.
- Policy DME1: Seeks to protect existing trees and woodland.
- Policy DME3: Seeks to ensure that protected species are not harmed as a result of new development.
- Policy DME4: Seeks to protect heritage assets and their significance.
- Policy DME6: Seeks to ensure that new development does not create flood risk issues and provides suitable surface/foul drainage systems.
- Policy DMH3: Supports the conversion of buildings to dwellings in the open countryside.
- Policy DMH4: Provides a number of criteria which barn conversions are expected to satisfy.

National Planning Policy Framework

- 4.3 The Framework promotes sustainable new development and it is considered that the re-use of this redundant farm building helps to achieve those aims. Whilst the site is not isolated, paragraph 79 supports the re-use of existing/redundant buildings where the setting can be enhanced as a result.
- 4.4 Paragraphs 189 & 190 of the Framework require an applicant to describe the significance of any asset which would be affected by the proposed development. In determining submissions, the Local Planning Authority should take account of the desirability of sustaining/enhancing the assets. Great weight should be given to their conservation (the more important the asset, the greater the weight) and any harm to, or loss of significance arising from a development will require clear and convincing justification. Harm will also be weighed against any identified public benefits arising from the scheme.

5 Planning appraisal

- 5.1 The principle of creating residential properties in the open countryside by way of conversion is supported by Core Strategy policies DMG2, DMH3 and DMH4. The latter detail a number of qualifying criteria which new development is expected to meet. For clarity each is addressed below and considered against the scheme as proposed.

Isolation

- 5.2 The policy seeks to avoid the development of isolated barns, requiring the buildings to be within a settlement or forming part of an existing group in the landscape. The site is located within the Pendleton settlement (see Proposals Map excerpt below) and forms part of the village. As such there is no conflict with this requirement.

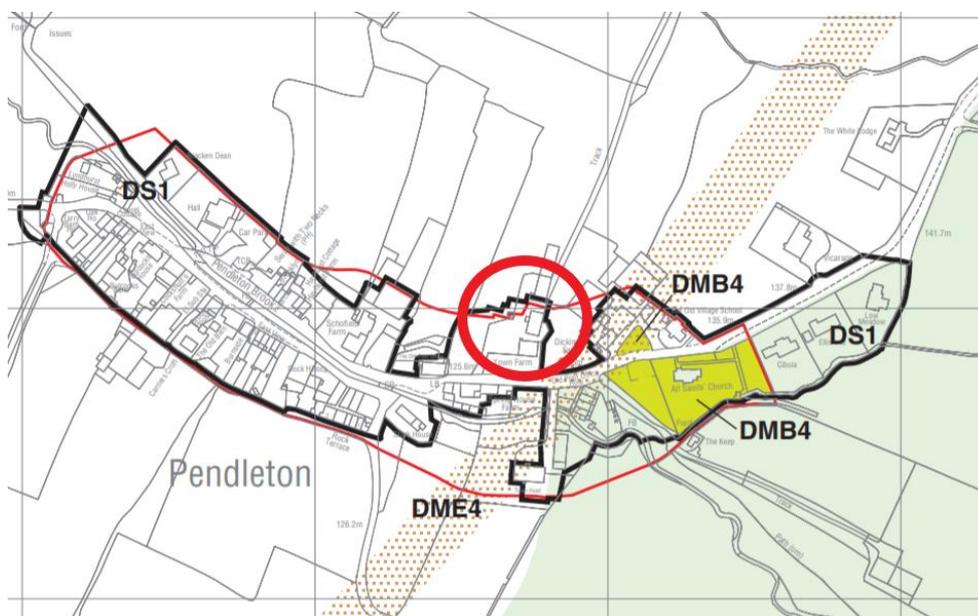


Figure 3 – Core Strategy Proposals Map (Pendleton inset)

Infrastructure

- 5.3 Services already exist in the immediate area providing power and water to the existing houses in the village. Therefore, no significant expenditure is expected to be required from public bodies to facilitate development owing to the location of the barn.

Landscape/Nature Conservation

- 5.4 The development is not considered to generate any adverse landscape concerns and would ultimately lead to an enhancement of the immediate area. The main conversion works will take

place within the envelope of the building and a modest, landscaped curtilage will be created. In terms of nature conservation, the supporting ecological appraisal confirms low level roosting potential for bats, however some evidence of foraging was noted in the surrounding area. No evidence of nesting birds was identified. Therefore, subject to an additional inspection prior to the commencement of development, the impact on protected species or their habitat would be negligible.

Conservation of the natural beauty of the area

- 5.5 It is not considered that the proposals will undermine the character of the village and will re-use a redundant heritage asset in a meaningful and sustainable way.

Structural stability

- 5.6 The application is supported by a structural survey, prepared by Reid Jones Partnership, which confirms that the barn is fit for conversion without the need for major structural works or alteration.

Suitability for conversion without the need to significantly alter/extend

- 5.7 The size of the is barn that it can comfortably accommodate the proposed dwelling without any need to extend the building. An anomalous brick addition will be removed and the number of openings is limited to those reasonably necessary for the building to function as a dwelling

Suitability for retention due to intrinsic interest/contribution to setting

- 5.8 The main barn is of some historic interest by way of its original use and contribution to farming practices, along with its relationship to the host farmhouse, which is Grade II Listed.
- 5.9 The Heritage Statement which supports this application confirms that the subtle and sympathetic conversion proposals have a minimal impact on the Listed Building and ensure that the barn (with the associated piggery) do not deteriorate by lack of active use.
- 5.10 It is therefore considered that the barn, by way of its age and simple character, is suitable for retention.

Genuine history of agriculture

- 5.11 The site has a genuine history of agriculture and whilst it is not used by the applicant, was used historically as part of an adjacent farmstead, with the neighbouring shippon.

Technical matters and material considerations

5.12 In assessing the suitability of the site for new residential development, a number of associated technical matters and material considerations have been reviewed, these include:

- Heritage
- Ecology & Biodiversity
- Highways
- Landscaping & boundary treatments
- Design & residential amenity

Heritage

5.13 Paragraph 189 of The National Planning Policy Framework ('The Framework') confirms that an applicant should describe the significance of any heritage assets affected by new development. The level of detail should be proportionate to the assets' importance and no more than necessary to understand potential impact on significance.

5.14 The Heritage Statement prepared by CJ O'Flaherty to support this application fully details the potential impact of the proposals when considered against the dual heritage assets of Town Farmhouse and the Pendleton Conservation Area.

5.15 The Statement concludes that the conversion of redundant barn at Town Farm secures a viable future for building, which otherwise makes a marginal contribution to the significances of the conservation area and listed building. The scheme has been well designed to respect heritage significance and should secure a visually harmonious and complimentary future for the former farmstead of buildings. In this context, the scheme will bring about long term enhancement.

Ecology and Biodiversity

5.16 The barn has been inspected by a qualified and experienced Ecologist, with no evidence of nesting birds or roosting bats found at the time of the assessment, with low roosting potential overall. Subject to further inspections prior to the commencement of any future development, the proposals raise no undue or adverse biodiversity issues.

Highways

5.17 A Transport Statement has been prepared by DTC to consider the cumulative impacts of an increase in the number of dwellings at this site. The report confirms that the development will have no adverse impact on the surrounding highway network and also offers opportunities for residents to travel by means other than private car.

Landscaping

- 5.18 New soft and hard landscaping will be introduced to divide the respective plots, as shown on the proposed layout plan. This will be carried out in a sympathetic manner and will also result in repairs to some existing boundary walls which are in need of attention.

Design & residential amenity

- 5.19 The proposed design follows the long held principle of minimal physical intervention when converting barns of this nature. As the drawing package demonstrates, existing openings are re-used and other changes to the external fabric are kept to those necessary for the building to function as a dwelling, resulting in a sympathetic scheme.
- 5.20 The development also ensures that the amenity of existing and future residents is protected, by way of window location and the use/nature of internal rooms.

6 Summary and conclusions

- 6.1 This Planning, Design and Access Statement is prepared to accompany an application for full planning permission for the conversion of a redundant to create a single dwelling on behalf of Mr & Mrs Fildes.
- 6.2 The building is no longer suited to modern agricultural use nor is it required to support an existing farming enterprise. The sympathetic conversion to a single dwelling represents the sustainable re-use of this building and secures its long term future, protecting the heritage assets identified in this Statement.
- 6.3 It has been demonstrated that the scheme is fully in compliance with the aims of the Ribble Valley Core Strategy and the National Planning Policy Framework. No technical or environmental constraints have been identified which would weigh against the proposals and the scheme should be supported.



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