

Lea Barn, Four Acre Lane, Preston, PR3 2TD

Proposed conversion of a barn to a residential dwelling and associated works

APPEAL STATEMENT

July 2021

REPORT CONTROL

Document	Written Appeal Statement
Project	Lea Barn, Four Acre Lane, Preston
Client	Mr Malcolm Hayhurst
Job Number	20-920
File storage	Z:\PWA Planning\Client files\20-838 to 20-1001\20-920 Lea Barn, Four Acre Lane, Thornley\4. Appeal

Document Checking

Primary Author:	Alexandra Hinchly	Initialled:	AH
Contributor:	Joshua Hellawell	Initialled:	JH
Reviewer:	Daniel Hughes	Initialled:	DH

Revision Status

Issue	Date	Status	Checked for issue
1	23.06.21	Draft V1	AH
2	29.06.21	Draft V2	JH
3	07.07.21	Final	DH
4			

CONTENTS

1	INTRODUCTION
---	--------------

2	PROPOSED DEVELOPMENT
---	----------------------

3	RELEVANT PLANNING POLICY
---	--------------------------

4	CASE FOR THE APPELLANT
---	------------------------

5	CONCLUSION
---	------------

APPENDICES

APPENDIX A – Location Plan

APPENDIX B – Decision Notice for Planning Application Ref: 3/2021/0098, dated 8th March 2021.

APPENDIX C – Officer's Report for Planning Application Ref: 3/2021/0098

APPENDIX D – Ribble Valley Core Strategy Policies (2014)

/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr Malcolm Hayhurst ('the appellant') to lodge an appeal against the refusal of planning application ref. 3/2021/0098 for the *'Proposed conversion of a barn to a residential dwelling and associated works'* at Lea Barn, Four Acre Lane, Preston ('the site') by Ribble Valley Borough Council ('the Council').
- 1.2. The application for full planning permission was submitted to the Council on 28th January 2021 and was accompanied by appropriate plans and supporting information. The application was subsequently refused on 8th March 2021.
- 1.3. The application had four reasons for refusal, which are listed on the attached Decision Notice (Appendix B). These are listed in turn below:
 1. *'The proposal is considered contrary to Key Statements DS1, DS2, and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling in the Forest of Bowland AONB, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.'*
 2. *The proposal is considered to be in direct conflict with Policy DMH4 of the Ribble Valley Core Strategy insofar that the building to be converted is visually read as being isolated on the landscape by virtue of not being part of nor forming part of a group of buildings.*
 3. *The proposal, by virtue of the extent and scale of proposed residential curtilage, driveway/parking area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines 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 of*

the area or contribute or enhance its setting, being of significant detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB contrary to Key Statement EN2 AND Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

4. *The proposed conversion would lead to an unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to 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 Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.”*

- 1.4. This appeal statement, made under Section 78 of the Town and Country Planning Act 1990, has been prepared against the refusal. It should be read in conjunction with the other submitted documents and drawings that formed part of the original planning application.

/2 PROPOSED DEVELOPMENT

- 2.1 The appeal site is situated off Four Acre Lane, approximately 3km north east of Longridge. The site is occupied by a traditional stone-built barn, which is located on the northern boundary of an agricultural field, adjacent to Four Acre Lane, which also serves as the access point for the site. A location plan below shows the location.



Figure 1: Aerial Image of the Site (Source: Google Earth) (location of existing barn identified by red line boundary)

- 2.2 The building is now redundant, as it is not practical for modern machinery. Though it has been kept in a good condition a long term viable use is needed for the building, with the proposal offering this as a solution to retaining and enhancing the barn.
- 2.3 The wider application site is characterised by agricultural land to all sides. An area of woodland is also located approximately 50m to the southwest of the site, known as Elm Wood. The nearest property is located less than 40m to the west of the site on Elm Brow,

with Lea House Farm beyond this. The barn is located close enough to other properties as to suggest utilities are all close and easily connected. Additionally, B4rn super-fast broadband (Broadband for the Rural Network) has recently been connected to most properties in the area and runs adjacent to Lea Barn.

- 2.4 The barn sits close to Four Acre Lane with the site entrance abutting the adopted highway and post development will not differ visually from the current arrangement in any material way. The only external changes to the building are on the east elevation where there is the addition of a minor wood store and on the north elevation where the existing doors, including central barn door, are replaced by glazed timber framed doors. Further to this the design also includes the replacement of the roof with a more in keeping natural slate finish which incorporates the addition of 3 no. conservation roof lights.
- 2.5 The barn will be converted into a two storey, three-bedroom house. The existing stone finish to the barn is naturally representative of the surround and reflects other dwellings in the vicinity, as well as other hard landscaping such as dry stone walls. With the proposed wood clad log store and black-grey slate enabling the development to appear as an attractive building from the road, whilst retaining an agricultural image and form.
- 2.6 The proposed development is situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The nearest designated heritage asset is the Grade II listed Lee House, which lies approximately 250m north of the application site. The site is located within Flood Risk Zone 1 where the risk of flooding is at its lowest.
- 2.7 It is proposed to convert an existing agricultural building to form 1no. dwelling at Lea Barn (subject of this appeal). This proposal looks to round off development within the vicinity by permitting for the conversion of the remaining agricultural building associated with the site. The proposals would therefore allow for the creation of a dwelling within the AONB, that isn't altering the view and visual impact of the AONB, as it is an existing building and would represent an enhancement of the immediate landscape now and in the future.

- 2.8 Planning permission was granted in 2003, to convert the subject barn into holiday let accommodation with car parking under application 3/2003/0043. This approval was not implemented and subsequently expired. Should the appeal not be allowed the future of the building will remain unknown, as the purpose of this agricultural building is no longer viable.
- 2.9 A structural survey was undertaken for the initial planning application and found the building to be structurally sound, therefore suitable for conversion. Furthermore the building could have been converted without the need for formal planning application had it not been located within an Area of Outstanding Natural Beauty. Therefore, whilst planning consent is required, it is still prudent to note that we believe the conversion of the building would be compliant with the regulations set out in the General Permitted Development Order 2015 (as amended) and subsequently, it is only matters regarding design, isolation and landscape impact that are likely relevant.

/3 RELEVANT PLANNING POLICY

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.2 In this instance, the Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008 – 2028 (2014) and the Housing and Economic Development – Development Plan Document (2019). Additionally, key policy documents that comprise 'material considerations' include the National Planning Policy Framework 2019 (NPPF), and any local supplementary planning guidance documents considered relevant to the proposal.
- 3.3 The Case Officer's Report (included in Appendix C) states the following policies are relevant to the application:

Ribble Valley Core Strategy 2008-2028

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Sustainable Development
- Key Statement DMI2 – Transport Considerations
- Key Statement EN2 - Landscape
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport & Mobility
- Policy DMH3 – Dwellings in the Open Countryside
- Policy DMH4 – The Conversion of barns and Other Buildings to Dwellings

- 3.4 The aforementioned policies are detailed in Appendix D in full. Within the Decision Notice, the Council refers to the following Development Plan policies within the reasons for refusal:

Key Statement DS1 – Development Strategy

- 3.5 The policy seeks to briefly outline the locations in which growth will be focused. The statement refers to strategic sites, already allocated for development and Tier 1 and 2 settlements as the primary location for housing. 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 policy also states that *'Development that has recognised regeneration benefits... will be considered in all the borough's settlements, including small -scale development in the settlements that are appropriate...'*

Key Statement DS2 – Sustainable Development

- 3.6 Sustainable Development looks to mirror Paragraph 11 of the National Planning Policy Framework 2019 (NPPF), which details the sustainable development principle that seeks to guide both authorities and developers. Further to that it places emphasis on the Council to develop proactive relationships with applicants to ensure that, where possible applications are approved unless material considerations indicate otherwise. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits of development.

Key Statement DMI2 – Transport Considerations

- 3.7 Transport Considerations in policy DMI2 state new developments should be located to minimise the need to travel. It should incorporate access by foot and bicycle and have convenient links to public transport to reduce the need for travel by private car.

Key Statement EN2 – Landscape

- 3.8 The policy aims to protect, conserve, and enhance the AONB, expecting development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials. The policy expresses that the open countryside is protected from inappropriate development.

Policy DMG1 – General Considerations

- 3.9 This policy assists in ensuring that development proposals are in line with numerous broad criteria by providing a series of overarching considerations, regarding the quality of developments. The policy categorises the criteria under 6 headings, which are as follows:

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

Policy DMG2 – Strategic Considerations

- 3.10 The policy details further strategic considerations that development proposals should accord with. The policy assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. It states that new development should be through the re-use of existing buildings, as it is an appropriate use in the open countryside. The policy states the following in regard to development within the AONB:

'In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.'

Key Statement DMG3 - Transport and Mobility

- 3.11 The Transport and Mobility policy DMG3, details how weight will be attached to the availability and adequacy of public transport and associated infrastructure, moving to and from the development. Developments will also be required to provide adequate car parking, in line with currently approved standards.

Policy DMH3 – Dwellings in the Open Countryside & AONB

- 3.12 The policy details that residential development within the AONB will be limited to the following:
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.”*

Policy DMH4 – Conversion of Barns and Other Buildings to Dwellings

3.13 The policy details that the conversion of barns and other buildings to dwellings must comply with the following two sets of criteria:

'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 alteration, 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.”*

/5 CASE FOR THE APPELLANT

Reasons for Refusal

5.1 Four reasons for refusal were included on the decision notice:

1. *'The proposal is considered contrary to Key Statements DS1, DS2, and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling in the Forest of Bowland AONB, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.*
2. *The proposal is considered to be in direct conflict with Policy DMH4 of the Ribble Valley Core Strategy insofar that the building to be converted is visually read as being isolated on the landscape by virtue of not being part of nor forming part of a group of buildings.*
3. *The proposal, by virtue of the extent and scale of proposed residential curtilage, driveway/parking area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines 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 of the area or contribute or enhance its setting, being of significant detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB contrary to Key Statement EN2 AND Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.*
4. *The proposed conversion would lead to an unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to 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 Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.”

Case for the Appellant

First Reason for Refusal

- 5.2 The first reason for refusal considers the proposal on the basis it doesn't conform with the provisions of Policy DMH4 and hence goes on to assess it against all policies relating to new dwellings in the open countryside/AONB. Policy DMH4 is effectively an exception policy and compliance with it renders a lot of the provisions in other policies namely DMH3, peripheral if not immaterial. If the Council, consider the proposal complied with DMH4 it is unlikely this reason would have been included in any refusal.
- 5.3 It remains the position of the Appellant that the proposal is permissible within the provisions of Policy DMH4, which is a matter discussed in detail with regard to reason for refusal two. However, for clarity the following comments are noted with regard to each of the policies referenced:

Policy DS1

- 5.4 This policy outlines the main settlements in which Ribble Valley want to focus future development. It does not provide any criteria or limitations in relation to development outside of settlement boundaries. This is not uncommon with regard to policies which set out settlement hierarchies but as a consequence it is clear that this policy should not prove determinative in a situation whereby a proposal is considered to constitute an appropriate conversion.

Policy DS2

- 5.5 Policy DS2 is in line with the NPPF paragraph 11, where planning should be determined in accordance with a presumption in favour of sustainable development. It acknowledges that planning applications that accord with the policies in this Local Plan will be approved without delay. It is maintained the proposal at hand does accord with the policies most relevant to the determination of the application and as such it is not considered that a conflict with this policy exists.

Policy DMG2

- 5.6 Policy DMG2 allows for development which *"is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated"*. The proposal is of a small scale, appropriate for the rural area given it's a barn conversion and delivers a benefit in so far as it results in the creation of a rural dwelling in a location where appropriate opportunities to deliver such development seldom come around. Moreover, the policy specifically states that within the AONB new development should be accommodate through the reuse of existing buildings. Consequently, as with the above it is considered the dwelling can be viewed favourably in the context of DMG2.

Policy DMH3

- 5.7 Policy DMH3 details the following as acceptable development in the AONB:

"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."

- 5.8 The proposed development would be in keeping with the surrounding area which includes other the traditional stone-built barns in the AONB. The building is existing, and the proposals do not include any adverse extensions to the building, thus its size and siting are predetermined and should not be considered as part of a refusal. As previously mentioned, the design of the building is to be in keeping with other buildings adjacent to

the site, with the size of the curtilage to be moderate and appropriate for the area. The appeal proposal is considered to conform with the above and as such again no conflict is identified.

- 5.9 Consequently, it is argued that the perceived conflicts with Policies DS1, DS2, DMG2 and DMH3 of the Ribble Valley Core Strategy has been inadequately justified. However it is accepted that the reason for refusal was only likely included on the basis the Council do not believe the scheme constitutes an appropriate conversion, this is discussed in the following paragraphs.

Second Reason for Refusal

- 5.10 The second reason for refusal relates to whether the proposed conversion can be considered to conform to the restrictions of Policy DMH4. In this regard I would draw the Inspector's attention to sections 8.3 -8.12 of the submitted planning statement, which for clarity are included below:

"8.3 The proposed development is considered to comply with the list of requirements in Policy DMH4 which relates specifically to the conversion of existing buildings to dwellings, as is the case in this application. Firstly, in terms of point (1) the proposed development is not considered to be isolated in the landscape, with a property, known as Woodhill, present in close proximity to the site on Elm Brow and Lee House Farm located further to the west. The barn's proximity to the roads, both Elm Brow and Four Acre Lane, further reduce the site's impact to its wider landscape setting. Elm Brow is the principal road which links the settlements of Longridge and Chipping and is characterised by rural development, namely dwellings or farmsteads which front on to or site adjacent to the road. Thus whilst, as noted, the site is viewed as part of a cluster of buildings alongside Lea House Farm and the property known as Woodhill, it also remains part of a wider spread of rural development which characterises the road and prevents development from appearing isolated or inappropriate for the location.

8.4 It is important to further emphasis the proximity of the barn to the nearest dwelling, Woodhill.

8.5 In terms of point (2), no unnecessary expenditure by public authorities and utilities on the provision of infrastructure will be required as part of the development given the barn's proximity to the property on Elm Brow and other properties in the locality meaning utilities are accessible in the local area.

8.6 On point (3) the proposals have been carefully considered as not to impact on the landscape qualities of the area, with the garden area and car parking lying close to the site to minimise the development's impact on the wider landscape and lessening the domestication of the building.

8.7 Point (4) relates to proposals having no detrimental effect on the rural economy. The barn has had an agricultural use for many years but is now surplus to requirement, not being of a suitable size or specification for modern agricultural practices. Conversion to a dwelling will secure a long-term viable future for the barn. This has in part been acknowledged by the Council through the previous consent for conversion into a holiday let.

8.8 Point (5) relates to the conservation of the natural beauty of the area. The design of the proposals has been carefully considered to maintain the existing character of the barn, utilising existing openings for timber doors and windows, alongside local materials to respect the character and tradition of the local area and AONB.

8.9 In terms of Point (6) the supporting bat survey confirms there are no bat concerns which will need to be preserved or lost during the development. The proposed development therefore has no impact on nature conservation.

8.10 Policy DMH4 goes onto list the points in which buildings are considered suitable for conversion. The proposed development is deemed structurally sound and capable of

conversion, which is confirmed in the supporting Structural Survey. Only minor modifications are needed to enable conversion to a dwelling without impacting on the character and appearance of the building. The building is also of an appropriate size to accommodate the 1 no. dwellings proposed, with the supporting plans demonstrating a generously sized three-bedroom property without the need for an extension to the building. The character of the building is to be maintained through conversion, with only minor external alterations needed to the building, such as doors and windows in existing openings, utilising local materials.

8.11 Considering Policy DMH4 in the round, the proposed development is considered fully compliant with the requirements of the policy, constituting a building which is suitable for conversion to dwellings.

8.12 It is also important to note the barn has previously been approved for conversion in 2003 under application ref. 3/2003/0043. Although this was approved under a different development plan and the permission has lapsed, the approval indicates how the barn has previously deemed appropriate for conversion, in this case to a holiday let. Impacts of the proposed residential conversion would be similar, if not less than a holiday let, with fewer journeys likely to be associated with a residential dwelling than a holiday let."

5.11 In considering the above the officer's report seemingly only seeks to argue that the proposal is in conflict with the first criteria of the policy which relates to isolation. The Appellant's position on this matter has not changed from the above quoted excerpts and we invite the inspector to give due consideration to our stance that the building is not read as an isolated structure.

5.12 Notwithstanding the above, Policy DMH4 contains a significant number of criteria and implies that any given proposal has to comply with all points before it can be viewed favourably. Whilst we assert that the appeal development does comply with all 10 points of the policy, every application is subject to a planning balance exercise. Consequently should the Inspector be minded to agree with the Council on this point regarding

isolation, the fact that the proposal adheres to the other nine criteria and secures the continued use of a traditional character barn still provides a suitable basis for allowing the appeal.

- 5.13 Furthermore the policy could be considered as out of date given it is not consistent with the NPPF, which does not seek to restrict the formation of isolated homes in the countryside if they constitute development which “*would re-use redundant or disused buildings and enhance its immediate setting*” (Paragraph 79).

Third Reason for Refusal

- 5.14 The third reason for refusal relates to the residential curtilage and domestic paraphernalia, resulting in an impact on the AONB. The domestic curtilage proposed is comparable to that of the existing barn curtilage. Moreover, the extent to which it protrudes southwest into the open field is reduced, which was a direct attempt to lessen and limit any impact. A marginal curtilage extension to the south has been proposed to allow for adequate parking, however by siting this behind the barn the parking area is not visible from the main road, Elm Brow, and only transient views would be available from Four Acre Lane.
- 5.15 The curtilage only extends 3 metres of the west and south elevations, with the barn tight to the road to the north hence in all of the most visible directions the curtilage is suitably limited as to protect against the scope for excessive domestic paraphernalia. Additionally a small shed/log store is included within the plans and is hidden to the rear of the property and incorporated well into the existing built form.
- 5.16 This refusal point finally states the above-mentioned issue infers the proposals are contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy. EN2 is the Key Statement regarding Landscape, and it states “*as a principle the council will expect development to be in keeping with character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials*”. The building has been part of the landscape prior to 1842, it is a long established part of the landscape and in keeping with the surround. The local area is of

the same character and distinctiveness as well. The change in use of a minimal quantity of agricultural land to domestic curtilage will not undermine the buildings' role in the landscape or result in a domestic appearance. Consequently, the proposal is not thought to conflict with the policy and in the same context a conflict is also not thought to exist with policies DMG1 and DMG2, which reiterate the need for development to be appropriate for its location by virtue of both use and design.

- 5.17 Taking all of this into consideration, it is deemed that the third reason for refusal should be quashed, as sufficient thought has been applied to the design to ensure there is limited scope for the property to become overly domesticated. It is therefore asserted that the reason for refusal is not justified and that the proposals do conform with Key Statement EN2 and Policy DMG1 and Policy DMG2. Full consideration for the planning balance would weigh in favour of this development, as its proposed design and curtilage are wholly appropriate for this location.

Fourth Reason for Refusal

- 5.18 Policy DHM4 expressly says that planning permission **'will be granted'** for the conversion of buildings where it meets the criteria listed. It therefore stands to reason the Council accept conversions can be permissible in what they would otherwise describe as unsustainable locations. It is accepted that a building needs to not be isolated as per point one of policy DMH4, but groups of buildings will exist in very rural locations, barns are generally associated with farms which by their nature are rural. Henceforth, it is reasonable to say that if the barn's proposed conversion is viewed as compliant with DMH4 that the fact it is viewed as not being within adequate walkable access to local services or facilities is a moot point. It would only be in a situation whereby the proposal is for a new build dwelling that such considerations should prove determinative.

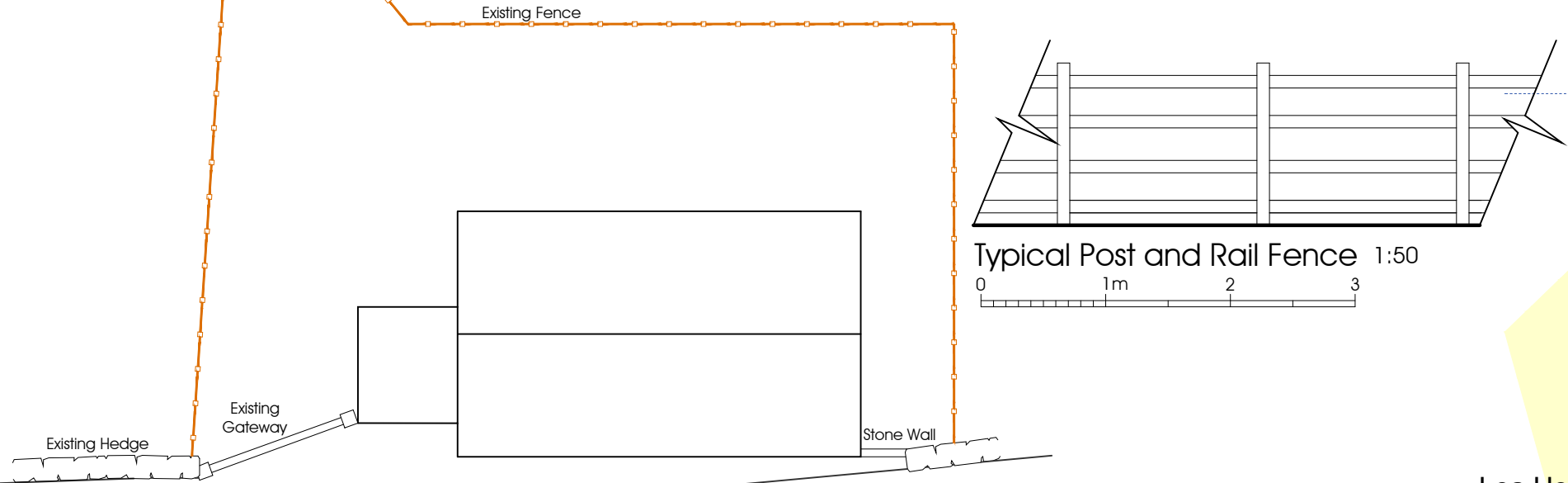
/6 CONCLUSION

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 6.2 The proposed development is compliant with the relevant policies of the Ribble Valley Core Strategy and even if conflict is thought to exist this should be viewed in the planning balance accordingly. It is proposed to convert an existing building in the AONB which is currently of good architectural merit and worthy of retention, for the benefit and protection of the surrounding area.
- 6.3 Adequate justification has been submitted to demonstrate that the proposal would not constitute inappropriate development and does not have a significant adverse effect on neighbours, the environment, the landscape character, local amenities and appearance of the locality. It is maintained that the Council's reasons for refusal are not justified and the inspector is respectfully requested to allow this appeal and grant planning permission.

APPENDICES

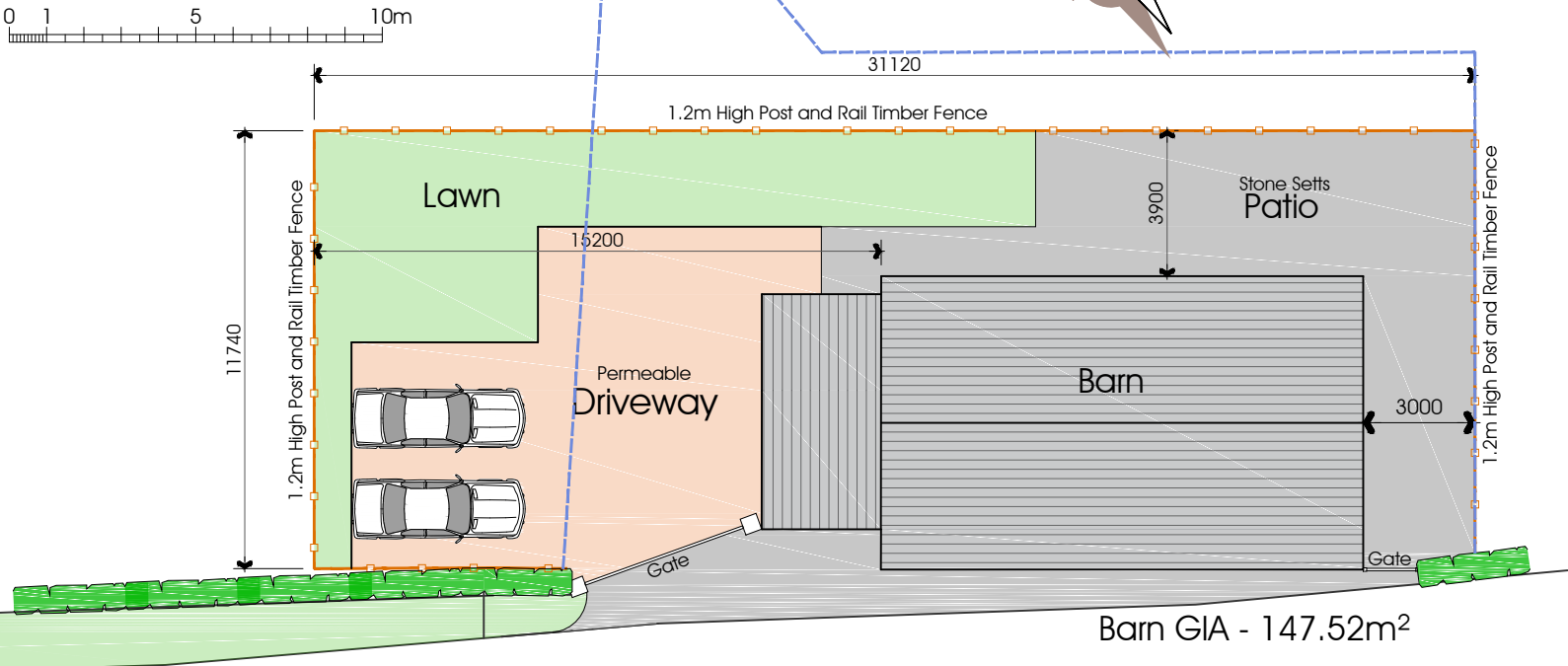
Appendix A – Location Plan

NOTES:
1: Do not scale this drawing, use figured dimensions only 2: The Contractor, Sub Contractor or specialist supplier are responsible for confirming site dimensions prior to fabrication 3: Any dimensional discrepancies are to be reported to the Architect immediately



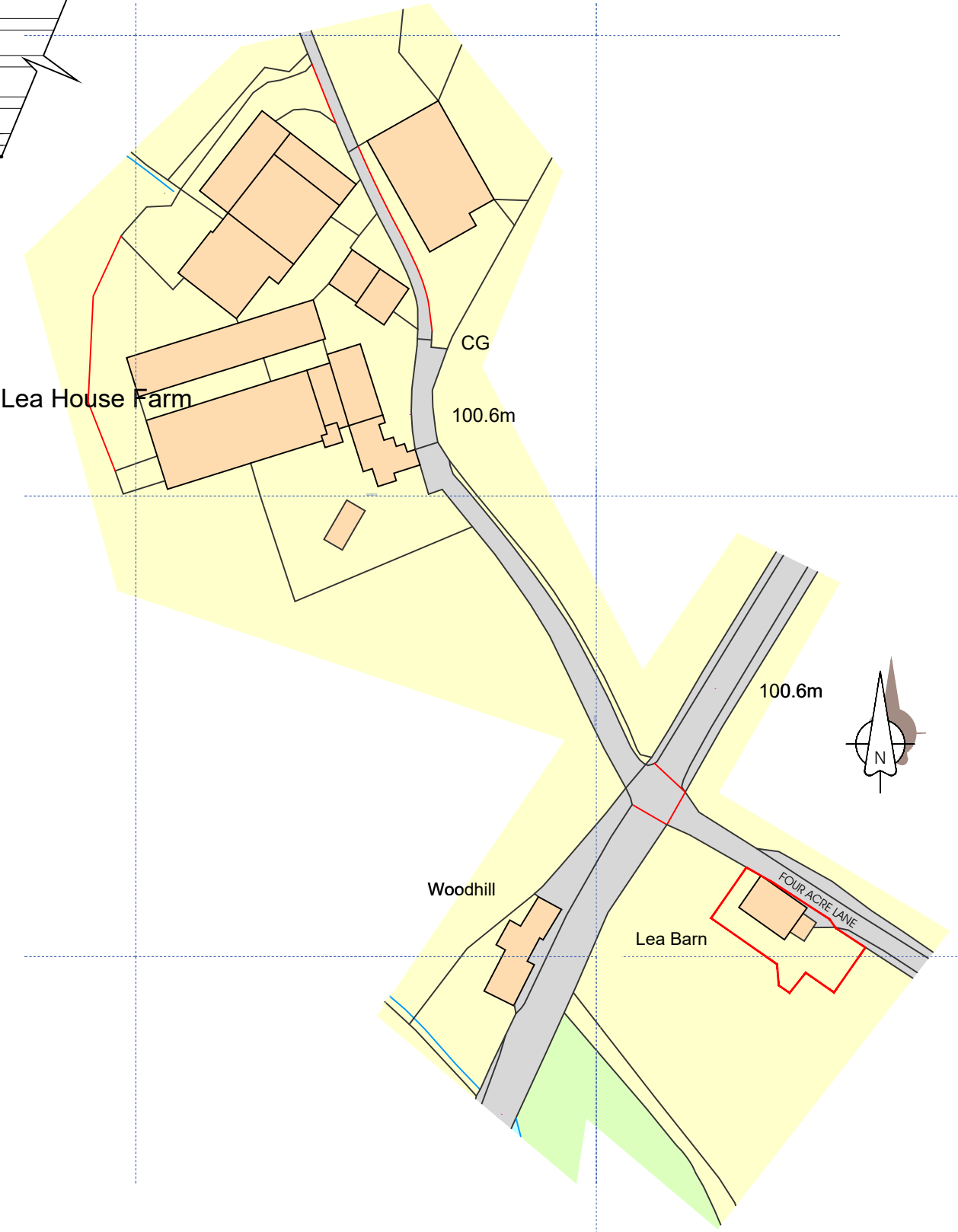
FOUR ACRE LANE

Existing Site Plan 1:200



FOUR ACRE LANE

Proposed Site Plan 1:200



Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

Location Plan 1:1250



**Appendix B – Decision Notice for Planning Application Ref: 3/2020/0288, dated
2nd June 2020**

RIBBLE VALLEY BOROUGH COUNCIL

Development Department

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111 www.ribblevalley.gov.uk planning@ribblevalley.gov.uk

Town and Country Planning Act 1990

REFUSAL OF PLANNING PERMISSION

APPLICATION NO: 3/2021/0098

DECISION DATE: 08 March 2021

DATE RECEIVED: 28/01/2021

APPLICANT:

Mr Malcolm Hayhurst
c/o Agent

AGENT:

Mr Joshua Hellawell
PWA Planning
2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

DEVELOPMENT PROPOSED: Proposed conversion of a barn to a residential dwelling and associated works.

AT: Lea Barn Four Acre Lane Preston

Ribble Valley Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission **has been refused** for the carrying out of the above development for the following reason(s):

- 1 The proposal is considered contrary to Key Statements DS1, DS2, and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling in the Forest of Bowland AONB, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.
- 2 The proposal is considered to be in direct conflict with Policy DMH4 of the Ribble Valley Core Strategy insofar that the building to be converted is visually read as being isolated on the landscape by virtue of not being part of nor forming part of a group of buildings.
- 3 The proposal, by virtue of the extent and scale of proposed residential curtilage, driveway/parking area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines 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, being of significant detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

APPLICATION NO: 3/2021/0098

DECISION DATE: 08/03/2021

-
- 4 The proposed conversion would lead to an unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to 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 Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

Note(s)

- 1 The Local Planning Authority operates a pre-planning application advice service which applicants are encouraged to use. The proposal does not comprise sustainable development and there were no amendments to the scheme, or conditions that could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

John Machole

pp NICOLA HOPKINS

DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING

Notes

Right of Appeal

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If this is a decision to refuse planning permission, or approve with conditions, a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

RIBBLE VALLEY BOROUGH COUNCIL
REFUSAL OF PLANNING PERMISSION CONTINUED

APPLICATION NO: 3/2021/0098

DECISION DATE: 08/03/2021

Purchase Notices

If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council of the county borough or county district in which the land is situated a purchase notice requiring that Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix C – Officer’s Report for Planning Application Ref: 3/2020/0288

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:		Date:		Manager:		Date:	
----------------	-----------------	--	--------------	--	-----------------	--	--------------	--

Application Ref:	3/2021/0098	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	Pre-Application	
Officer:	SK	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Proposed Conversion of a barn to a residential dwelling and associated works.
Site Address/Location:	Lea Barn, Four Acres Lane, Preston.

CONSULTATIONS:	Parish/Town Council
Thornley with Wheatley PC has considered the planning application and have raised no objection.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
LCC Highways Development Control Section have offered the following observations: <i>With respect to this application we would not raise any objections to the principal of the application.</i> <i>However there are concerns regarding the access and the location of the gates. It is expected that the gate posts should be positioned 5m behind the edge of the carriageway to allow a vehicles to pull clear of the carriageway.</i> <i>A plan showing the available sight lines measured 2.4m back from the edge of the carriageway should be provided. Construction details of the treatment of the proposed hardstanding between the edge of the carriageway and the barn wall including the gated access will be required. Our records indicate that this area forms part of the adopted highway, in order to form the revised access a Section 278 Agreement will be required.</i> <i>In order to progress the application, we would look for the submission of further plans showing how our concerns can be allayed.</i>	
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement DMI2 – Transport Considerations Key Statement EN2 - Landscape Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility
Policy DMH3 – Dwellings in the Open Countryside
Policy DMH4 – The Conversion of barns and Other Buildings to Dwellings

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history directly relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing stone-built agricultural barn located off Four Acre Lane, Longridge. The building to which the application relates benefits from a roadside location being located outside of any defined settlement being located in the designated Forest of Bowland AONB.

The surrounding area is typically rural in character with the area largely being defined by open-aspect agricultural land.

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing structure to that of a three-bedroom dwelling. The submitted details propose that primary habitable living accommodation will be located at ground floor level with bedrooms being accommodated at first floor.

The submitted details do not propose the introduction of any additional openings to accommodate windows/doors with the envelope of the building remaining relatively intact save that for the introduction of three conservation-style rooflights on the south facing roof-slope. The submitted details also propose the creation of a dedicated residential curtilage to incorporate a driveway, lawn and patio area including dedicated parking provision. It is proposed that the curtilage will be delineated by 1.2m high post and rail fencing.

Principle of Development:

The proposal seeks consent for the creation of a new residential dwelling, outside of a defined settlement within the Forest of Bowland AONB, through the conversion of an existing building.

As such a number of policies are engaged for the purposes of assessing the appropriateness of the proposed conversion particularly in relation to locational matters or whether such a proposal would meet exception criterion relating to 'need'. In these respects Key Statements DS1 and DMI2 and Policies DMH3, DMH4 and DMG3 of the Ribble Valley Core Strategy are considered fully engaged.

The building to be converted is located in a relatively remote location, being outside of a defined settlement and within the Forest of Bowland AONB. In this respect Policy DMH3 states that that residential development will be limited to '*residential development that meets an identified local need*' and the appropriate conversion of buildings provided they are '*suitably located*' further stating that the building must be '*capable of conversion without the need for complete or substantial reconstruction*'.

Policy DMG2 provides further context in relation to the location aspirations for new residential development within the Borough, stating that outside the defined settlement areas residential

development should be for *'local needs housing which meets an identified need'*, a requirement which is also reiterated within Key Statement DS1.

In respect of the above matters the proposal is considered to be in direct conflict with Key Statement DS1 and Policies DMG2 and DMH3 insofar that the proposal is not for that of local needs housing, furthermore it is not considered that the proposed dwelling would be *'suitably located'* insofar that residents or occupiers of the dwelling would not benefit from adequate walkable access to local services or facilities.

Whilst it is noted that Policy DMH4, in principle, lends support for the conversion of barns and other buildings to that of residential use, the primary criterion of Policy DMH4 (DMH4(1)) states that such proposals will be supported whereby the building to be converted *'is not isolated in the landscape, i.e. it is within a defined settlement or forms part of a group of buildings'* in this respect, given the proposal is not located within a defined settlement consideration must be given in respect of whether the building to be converted *'forms part of a group of buildings'*.

It is recognised that the building to be converted is located within close proximity to the dwellings located to the west fronting Elm Brow, however, it is considered that it cannot be reasonably argued the building to be converted forms part of a grouping with these buildings nor can it be considered that they are read as 'a group' particularly due to the distances between the buildings and the intervening highway. In this respect, upon approach, the building to which the application relates is clearly read as being a standalone building and therefore the support afforded by DMH4 is fully disengaged insofar that it fails to meet the exception criterion that requires the building to be converted forming part of a group of buildings.

Impact Upon Residential Amenity:

Given the separation distances between existing dwellings within the vicinity and the proposed dwelling and taking account of the orientation of primary habitable room windows it is not considered that the proposed conversion would result in any significant or measurable detrimental impact upon existing or future residential amenity.

Visual Amenity/External Appearance:

The proposal seeks consent for the conversion of an existing building located within the Forest of Bowland AONB. As such Policy DMH4 is fully engaged for the purposes of assessing any likely visual impacts resultant from the proposal and the suitability of the building in terms of its ability to contribute to the character of the area.

In this respect it is recognised that that the building to be converted possesses a character and is of materials that are considered appropriate to their surrounding and could be considered worthy of retention by virtue of its contribution to the immediate setting. In respect of the proposed alterations to the building, these are considered to be minimal in their intervention and as such do not undermine the inherent character of the building.

However, the extent of the proposed residential curtilage, in concert with the proposed dedicated parking provision, boundary treatments and likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines would result in the introduction of a form of development of an overtly domestic and suburban in appearance which fails to reflect local distinctiveness, particularly by virtue of its roadside location and as such is likely to result in significant detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB landscape.

Landscape/Ecology:

The application has been accompanied by a Preliminary Bat Roost Assessment, the report concludes that there was no evidence of the building having been utilised by bats for the purposes of roosting and the building, due to its condition, is of negligible potential for the roosting of bats.

As such, should consent be granted, there is no requirement to provide protected species mitigation to offset or mitigate the impacts of the development.

Observations/Consideration of Matters Raised/Conclusion:

It is for the above reasons and having regard to all material considerations and matters raised that it is recommended that planning consent be refused.

RECOMMENDATION:

That planning consent be refused for the following reason(s)

- | | |
|-----------|---|
| 01 | The proposal is considered contrary to Key Statements DS1, DS2, and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling in the Forest of Bowland AONB, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need. |
| 02 | The proposal is considered to be in direct conflict with Policy DMH4 of the Ribble Valley Core Strategy insofar that the building to be converted is visually read as being isolated on the landscape by virtue of not being part of nor forming part of a group of buildings. |
| 03 | The proposal, by virtue of the extent and scale of proposed residential curtilage, driveway/parking area and the likely visual impact of associated domestic paraphernalia such as sheds, washing lines, children's play equipment and fence lines 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, being of significant detriment of the character, appearance and visual amenities of the area and the Forest of Bowland AONB contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy. |
| 04 | The proposed conversion would lead to an unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to 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 Statement DMI2 and Policies DMG2 and DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development. |

Appendix F – Ribble Valley Core Strategy Policies (2014)

- Key Statement DS1 – Development Strategy;
- Key Statement DS2 – Sustainable Development;
- Key Statement EN2 – Landscape;
- Key Statement DMI2 – Transport Considerations;
- Policy DMG1 – General Considerations;
- Policy DMG2 – Strategic Considerations;
- Policy DMG3 – Transport and Mobility;
- Policy DMH3 – Dwellings in the Open Countryside & the AONB;
- Policy DMH4 – Conversion of Barns and Other Buildings to Dwellings;

Key Statement DS1 – Development Strategy

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:
 - o Clitheroe;
 - o Longridge; and
 - o Whalley.

Strategic employment opportunities will be promoted through the development of:

- the Barrow Enterprise Site as a main location for employment; and
- the Samlesbury Enterprise Zone.

New retail and leisure development will be directed toward the centres of:

- Clitheroe;

- Longridge;
- and Whalley.

In addition to the strategic site at Standen and the borough's principle settlements, development will be focused towards the Tier 1 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;
- Brockhall;
- Calderstones;
- Chipping;
- Copster Green;
- Downham;
- Dunsop Bridge;
- Grindleton;
- Holden;
- Hurst Green;

- Newton;
- Osbaldeston;
- Pendleton;
- Ribchester;
- Rimington;
- Sabden;
- Sawley;
- Slaidburn;
- Tosside;
- Waddington;
- West Bradford;
- Wiswell;
- Worston.

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.

Key Statement DS2 – Presumption in Favour of Sustainable Development

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.

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.

Key Statement DMI2 – Transport Considerations

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.

Policy DMG1 – General Considerations

IN determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in 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.

Policy DMG2 – Strategic Considerations

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 Clitheore, 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.

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated area of outstanding natural beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.

For the purposes of this policy the term settlement is defined in the glossary. Current settlement boundaries will be updated in subsequent DPDs.

Policy DMG3 – Transport and Mobility

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.

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities.

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The council will resist development that will result in the loss of opportunities to transport freight by rail.

Policy DMH3: Dwellings in the Open Countryside and AONB

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.

Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings

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 he 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.
- 5.** The re-use of existing rural buildings 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 Ribblesdale 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 (hlm) 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.



www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk