



Lea Barn, Four Acre Lane, Preston

Full Planning Application for the Conversion of a Barn to 1 no.
Residential Dwelling and Associated Works.

PLANNING STATEMENT

January 2021



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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Malcolm Hayhurst ('the applicant') to progress a full planning application for the conversion of a barn to 1 no. residential dwelling and associated works ('proposed development') at Lea Barn, Four Acre Lane, Preston ('application site'). The purpose of this Planning Statement is to conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material or technical considerations.
- 1.2. The planning application is made to the Ribble Valley Borough Council ('the Local Planning Authority') as a full planning application and relates to the red edge application site boundary defined on the submitted Location Plan (Drawing No. 2869-01D).
- 1.3. 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. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.4. This statement should be read alongside the submitted application package which includes the following documents:
 - 1 APP form, relevant certificates and notices;
 - Planning statement (this document);
 - Drawn information: -
 - o Proposed & Existing Site Plan & Location Plan (Drawing no. 2869-01D);

- Plans as Existing (Drawing no. 2869-02B);
- Elevations as Existing (Drawing no. 2869-03B);
- Proposed Floor Plans (Drawing no. 2869-04B);
- Proposed Elevations (Drawing no. 2869-05B);
- Structural Survey;
- Bat Survey.

/2 SITE DESCRIPTION

- 2.1. The application 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.
- 2.2. The wider application site is characterised by agricultural land to all sides. An area of woodland is also located approximately 50m to the south west of the site, known as Elm Wood. The nearest property is located 50m 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. The site within its wider context is illustrated overleaf in Figure 1.



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

- 2.3. The site lies within the Forest of Bowland AONB covered by Policy EN2 of the Ribble Valley Core Strategy. 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. There are no Tree Preservation Orders either on or in close proximity to the site.

/3 PLANNING HISTORY

3.1. The application site and its immediate surroundings have been subject to a planning history search on Ribble Valley Borough Council's planning register. The following planning applications have been noted on the site itself historically:

- **Application ref. 3/2003/0043** *CHANGE OF USE OF BARN TO HOLIDAY ACCOMMODATION WITH CAR PARKING AND HIGHWAY VISIBILITY IMPROVEMENTS (RESUBMISSION)*. Approved 23rd September 2003.
- **Application ref. 3/2002/0739** *CHANGE OF USE OF BARN TO HOLIDAY ACCOMMODATION, ERECTION OF GARAGE. HIGHWAY VISIBILITY IMPROVEMENTS TO JUNCTION WITH ELM BROW*. Refused 26th November 2002.
- **Application ref. 3/1996/0307** *CHANGE OF USE OF BARN TO DWELLING ERECTION OF DETACHED GARAGE HIGHWAY VISABILITY IMPROVEMENTS*. Withdrawn 18th July 1996.

14 PRE-APPLICATION ADVICE

- 4.1 Pre-application advice was requested from Ribble Valley Borough Council in September 2020, with a pre-application meeting held with Principal Planning Officer Stephen Kilmartin on 3rd November 2020. A written pre-application response has however not been received to date.
- 4.2 The pre-application submission related to both the conversion of the barn to a dwelling as proposed in this application, but also the erection of a workshop to form live-work accommodation.
- 4.3 The Council's Development Plan is lacking on any substantive policy guidance with regard to live-work units and consequently the parameters whereby such a proposal could be supported are significantly limited. This was evident in the verbal response the applicant received from the Council during the meeting. Despite the current global pandemic placing a clear focus on supporting smaller firms and making working from home a more realistic prospect, the fact that the applicant's business could operate from a more urban location effectively, in the eyes of the Council, rendered the proposal unacceptable. This is despite the fact the applicant is already in ownership of the barn and does not own any suitable property within the boundaries of one of the borough's settlements.
- 4.4 On the basis of the above Mr. Kilmartin did advise that a proposal in isolation for the conversion of the barn to 1no. residential dwelling had greater prospect of being supported. However, at no time did Mr. Kilmartin confirm that the Council would support such an application, only that it was a more logical progression for the site than the proposal subject to pre-application discussion. Given the submitted pre-application related to a live-work unit no further discussion was had in relation to a solely residential conversion. Equally given that a response to the original pre-application has not yet been forthcoming the decision was made to progress a formal application as oppose to submitting a second pre-application request.

/5 PROPOSED DEVELOPMENT

- 5.1 The proposed development seeks to convert the existing barn on site into a three-bedroom dwelling and associated works. A suite of plans has been submitted for the proposals in support of the application.
- 5.2 The barn conversion will provide accommodation split over two levels. The ground floor level includes well sized living areas, with a lounge, kitchen/diner and utility room. The first-floor level includes a large master bedroom with ensuite, two double bedrooms and a further bathroom. A wood store also adjoins the property.
- 5.3 The design of the dwelling seeks to retain the existing character of the barn and its location within the Forest of Bowland AONB, utilising the existing openings for timber windows and doors, whilst also adding a natural slate roof. This ensures the existing appearance of the barn is retained and enhanced, with no new openings proposed.
- 5.4 Access to the site is proposed via Four Acre Lane, which is deemed to provide a safe access point with suitable visibility splays. Two car parking spaces are proposed to the east of the barn. In terms of landscaping, a patio and lawned garden area are proposed for the property.

6 TECHNICAL CONSIDERATIONS

- 6.1 The planning application is supported by the necessary technical reports to demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. These impacts are considered below.

Bat Survey

- 6.2 A Preliminary Bat Roost Assessment was undertaken in March 2020 to assess the barn and site's potential for use by bats and breeding birds. The report found no recorded evidence to suggest bats were roosting within the building, with the building considered to be of negligible potential for roosting bats. The surveyor considers the assessment constitutes an adequate assessment of the roost potential of the building and no further survey work is deemed necessary.

Structural Survey

- 6.3 A Structural Survey has been undertaken for the site to understand the structural suitability of the existing barn for conversion to a dwelling. The survey found the barn is in good condition with little sign of previous or ongoing movement. The existing trusses and purlins were found to be in reasonable condition with little sign of rot or infestation. It was therefore found to be suitable for conversion to a dwelling.
- 6.4 The report recommended several matters in relation to construction of a new inner leaf associated with the conversion. It was also noted the lack of new openings and new internal walls proposed will add stability to the existing walls.

17 PLANNING POLICY CONTEXT

7.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

7.2 In this instance, the Development Plan for the area comprises of the Ribble Valley Core Strategy (2014) and the Housing and Economic Development DPD (2019). Key planning policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF).

7.3 As can be seen from the below extract from the Ribble Valley Local Plan Proposals Map (2016) provided at Figure 2, the site is designated as Landscape (Key Statement EN2) given its location in the Forest of Bowland AONB.

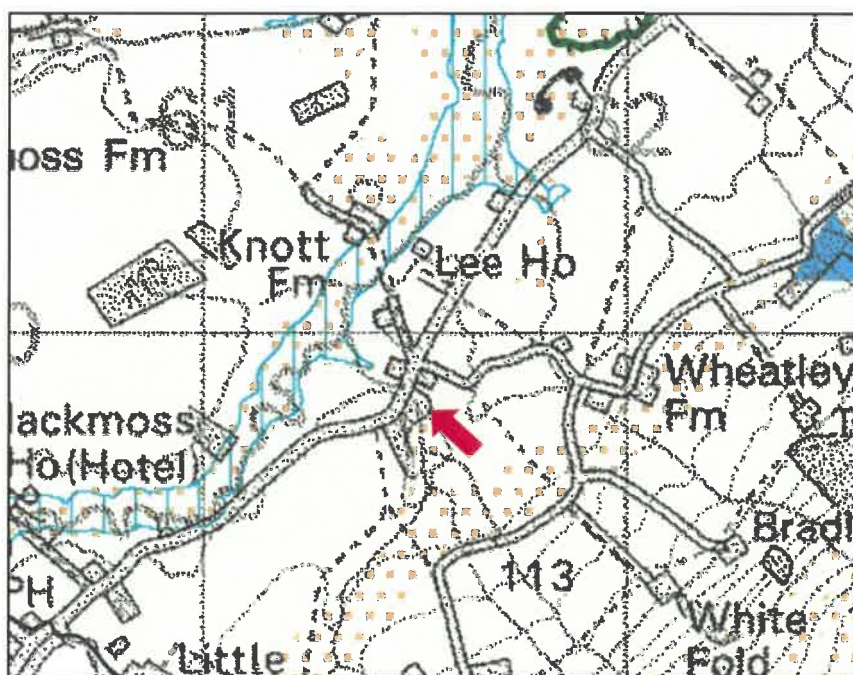


Figure 2: Ribble Valley Local Plan Proposals Map (2016)

Ribble Valley Borough Council - Core Strategy 2008 – 2028

7.4 The Ribble Valley Core Strategy sets out the development strategy for the Borough for the period up to 2028. The following policies are considered relevant to this application:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscape;
- Key Statement EN3: Sustainable Development and Climate;
- Key Statement EN4: Biodiversity and Geodiversity;
- Key Statement H1: Housing Provision;
- Key Statement DMI2: Transport Considerations;
- Policy DMG1: General Considerations;
- Policy DMG2: Strategic Considerations;
- Policy DMG3: Transport and Mobility;
- Policy DME2: Landscape and Townscape Protection;
- Policy DME6: Water Management;
- Policy DMH3: Dwellings in the Open Countryside;
- Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings;

7.5 **Key Statement DS1: Development Strategy** seeks to outline briefly 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.

7.6 **Key Statement DS2: Sustainable Development** looks to mirror Paragraph 11 of the 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.

- 7.7 **Key Statement EN2: Landscape** focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. 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.
- 7.8 **Key Statement EN3: Sustainable Development and Climate Change** seeks to ensure developments meet an appropriate sustainable design and construction standard in order to address the causes and consequences of climate change. The Council will assess applications against the current Code of Sustainable Homes (though this has now been revoked), Lifetime Homes and Buildings for Life and BREEAM standards, or any subsequent nationally recognised standards.
- 7.9 **Key Statement EN4: Biodiversity and Geodiversity** outlines how the Council will conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats. Negative impacts on biodiversity through development proposals should be avoided.
- 7.10 **Key Statement H1: Housing Provision** states land for residential development will be made available to deliver 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028 in accordance with baseline information.
- 7.11 **Key Statement DMI2: Transport Considerations** states new development should be located to minimise the need to travel. It should incorporate access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.

- 7.12 **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad considerations 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 and Other.
- 7.13 **Policy DMG2: Strategic Considerations** assists in the interpretation of the Development Strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. The policy also states that 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. In protecting the AONB the most important consideration is the protection, conservation and enhancement of the landscape and character of the area. New development should be accommodated through the re-use of existing buildings and be in keeping with the character of the landscape.
- 7.14 **Policy DMG3: Transport and Mobility** 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.
- 7.15 **Policy DME2: Landscape and Townscape Protection** states the proposals which induce significant harm to important landscape or landscape features. Such features are outlined as including:
1. *"Traditional Stone Walls.*
 2. *Ponds.*
 3. *Characteristic Herb Rich Meadows and Pastures.*
 4. *Woodlands.*
 5. *Copses.*
 6. *Hedgerows and Individual Trees*

7. *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
8. *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
9. *Botanically Rich Roadside Verges (That are Worthy of Protection)."*

7.16 **Policy DME6: Water Management** states developments will not be permitted where proposals would lead to an unacceptable risk of flooding. Applications should include details of surface water drainage.

7.17 **Policy DMH3: Dwellings in the Open Countryside** outlines that residential development within the open countryside 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."*

7.18 **Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings** states 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.*

Material Considerations

National Planning Policy Framework (NPPF)

- 7.19 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 7.20 The Framework sets out the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.
- 7.21 Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

7.22 Section 12 of the NPPF deals with good design, and states this is a key aspect of sustainable development. Decisions should not attempt to impose architectural styles or tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however proper to seek to promote or reinforce local distinctiveness.

/8 PLANNING POLICY ASSESSMENT

Principle of Development

- 8.1 The application site is located in a countryside location within the Forest of Bowland AONB, where in accordance with Key Statement DS1, development is not to be generally focused. Policy DMH3 however allows for the appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. The proposed development of Lea Barn is considered to comply with the thrust of this policy given the development represents the conversion of an existing building which is long established within its surroundings. In this respect, the proposals have been designed to enhance the existing built form whilst respecting the fabric of the building. This is discussed further in the design section of this statement.
- 8.2 The proposed development is located within the Forest of Bowland AONB covered by Key Statement EN2 where development is expected to contribute to the conservation of the natural beauty of the area. The proposals at hand relate to the existing barn, with the changes proposed to the building in keeping with the character of the area and maintain the existing appearance of the barn. The proposal seeks to maintain both the setting of the barn and ensure it continues to contribute to the AONB through conversion to a long-term viable use. Collectively it is considered the proposal can find support through Key Statement EN2.
- 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. The distance between the two building is less than 40m as evidenced by the below map excerpt taken from Google Earth:



Figure 3: Map excerpt from Google Maps showing distance between Lea Barn and the nearest property.

- 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.
- 8.13 In relation to the NPPF, the proposal accords with the principles of sustainable development. Firstly, in terms of economic benefit, the proposal would during construction of the development make a valuable contribution to the local economy, both directly through the employment of local people and companies and indirectly through the supply chain. This would include planners and architects, local contractors involved in the physical build and the local supply chain through the provision of materials.
- 8.14 The social aspect of sustainability is met, in that the proposal will result in the creation of a valuable family home within Borough and secure a long-term viable use for the barn. The development will also help combat climate change through incorporating high standards of energy efficiency.
- 8.15 Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, or protected species. The proposal will not have a

negative ecological impact on the site or its surrounding area. It is not within an area at risk of flooding as defined by the Environment Agency.

- 8.16 Considering all these elements as a whole, the proposal is thought to constitute sustainable development as sought by the NPPF.

Design and Technical Considerations

Design

- 8.17 The supporting suite of planning drawings accompanying the application illustrate the appearance of the proposed development. The design of the development has been carefully considered to provide a high-quality finish to the elevations whilst respecting its existing fabric through the utilisation of existing openings for doors and windows. No extensions are proposed to the current built form, with the existing buildings long established within the landscape setting of the Forest of Bowland AONB. Materials have been chosen which complement the building and landscapes existing character, such as timber windows and doors. The applicant is committed to ensuring energy efficiency and appropriate home standards are incorporated within the scheme. Taking into account the above, the proposed development is considered to accord with the design principles of Policy DMG1 and Key Statement EN2.

- 8.18 In terms of landscaping, the property includes appropriate levels of amenity space made up of a stone sett patio and lawn. The garden area has been kept to an appropriate scale to minimise the site's impact on the wider landscape and AONB.

Highways

- 8.19 It is proposed access to the dwelling will be taken off Four Acre Lane, just to the east of the barn in a similar position to the existing field access point. This access point is deemed to provide a safe access point for the dwelling, with adequate visibility splays and low vehicular movement along Four Acre Lane. The proposals for a single dwelling

are deemed to have a negligible impact on the surrounding highways network. Two car parking spaces are proposed in accordance with the requirements for three-bedroom properties. The proposals are therefore considered to comply fully with highway requirements of Policy DMG1.

Flood Risk

- 8.20 The site is located in Flood Zone 1 where the risk of flooding is at its lowest. The proposal intends to connect to the existing drainage system in the locality, with it being hoped detailed drainage matters can be secured via a suitably worded condition. The proposals are therefore deemed to accord with Core Strategy Policy DME6.

Ecology

- 8.21 The proposed development is deemed to have minimal impact on biodiversity, with the site having limited ecological value. The barn itself has also been confirmed as having negligible potential for roosting bats in the supporting Bat Survey. The proposals are therefore deemed to accord with the requirements of Core Strategy Policy EN4.

The Planning Balance / Summary

- 8.22 Overall, it is considered the proposed development is consistent with both the Development Plan and NPPF. The conversion of the barn to residential meets the tests set by the aforementioned policies within the Development Plan and is deemed an appropriate form of development within the Forest of Bowland AONB. The conversion would secure a long-term use for the barn, whilst the development has been carefully designed to ensure the existing character of the barn is retained within the landscape. The principle of the development can therefore be supported.
- 8.23 There are no technical considerations which are deemed to restrict development of the site. The supporting Structural Survey confirms the barn is suitable for conversion and Bat Survey confirms the site is of low ecological value and of negligible value for

roosting bats. The access to the site is suitable to provide safe access to the development and appropriate levels of carparking are provided for the proposals.

/9 CONCLUSIONS

- 9.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 9.2 This statement has set out the planning policy relevant to the determination of the planning application and has assessed the proposed scheme in this context. Section 8 of the statement discusses the planning policy context, and it is concluded that the proposed development is in overall compliance with the relevant policies of the plan.
- 9.3 The scheme is supported by the necessary technical information and other evidence which clearly demonstrate that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be granted.
- 9.4 For the reasons identified within this statement, it is considered that planning permission for the proposed development should be granted and the application is commended to the authority.



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