



JUDITH DOUGLAS TOWN PLANNING LIMITED

Parker Place Farm, Pendleton Road, Wiswell. BB7 9BZ



Proposed conversion of part of barn to one bedroomed dwelling and creation of a garden and parking area (part retrospective).

Planning Statement

JDTPL0305

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**STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE PROPOSED
CONVERSION OF PART OF BARN TO ONE BEDROOMED DWELLING AND CREATION OF
GARDEN AND PARKING AREA (PART RETROSPECTIVE) AT
PARKER PLACE FARM, PENDLETON ROAD WISWELL. BB7 9BZ.**

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of full planning application for the conversion of part of a traditional stone barn at Parker Place Farm to create one dwelling. The remainder of the stone barn will continue to be used for agricultural purposes by the applicant. The living accommodation to be created in the barn will be occupied by the same person that farms the surrounding agricultural land and uses the agricultural buildings at the farm. The applicant currently lives in the farmhouse at Parker Place Farm. The intention is that he will move into the proposed barn conversion once it is completed.

1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

Existing Plan 6278-1

Existing Elevations 6278-2 and 6278-3

Proposed Plans 6278-4

Proposed Elevations 6278-5 and 6278-6

Location plan 1:1250 6278-7

Heritage Assessment

Bat survey

Structural appraisal

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The application site comprises a group of traditional farm building grouped around a farmyard comprising a detached stone farmhouse, large detached traditional stone barn and other outbuildings. The traditional stone barn has a wagon entrance on the south west elevation facing the farmyard. It is constructed out of natural random course stone with large stone quoins and stone heads cills and jambs. The roof is covered with stone slates in which there are numerous glass 'slates'. To the north of this group are some single storey modern

agricultural buildings and a holiday cottage. The applicant owns 30 acres of land which is used to produce haylage.

2.2 Vehicle access from the public highway is via a private road which is also a public footpath. The footpath runs from the access through the farmyard and then turns south behind the farmhouse. As no extensions are proposed to the building the application will not affect the route of the public footpath.

2.3 Park Place Farmhouse is a grade 2 listed building. The listing description describes it as:

WISWELL SD 73 NE 3/77 Parker Place Farmhouse 13-2-1967 - II

House, mid C18. Watershot sandstone with stone slate roof. Double-depth plan. 2 storeys with attic, 2 bays. Windows of 3 lights with plain reveals and with mullions repaired with cement. All have glazing bars and have the middle lights sashed. Between bays is a blocked doorway with plain reveals and chamfered lintel. Gable chimneys. At the rear a cross window lights the stair. Interior has chamfered axial beams.

2.4 The listing description does not include the barn the subject of this application. The barn is not listed in its own right. The barn does not stand within the domestic curtilage of the farmhouse. Section 1 (5) of the Listed Building Act also provides that, where a building has been listed under the Act, any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948, is to be treated for the purposes of the Act as part of the building. It is our view that the barn is not within the same planning unit as the farmhouse, because the farmhouse is not an agricultural building: it is by nature and purpose a single private dwellinghouse, and as such the dwelling and the land occupied with it as domestic curtilage necessarily falls within use class C3, this is not an agricultural use.

2.5 Clearly the barn is within the setting of the listed building and this needs to be taken into account in reaching a decision on this planning application. We are of the opinion that the development for the reason give above does not require listed building consent. If the Council disagrees with this view it would be good practice for the Council to inform us that they do not concur. It would be useful if discussion on this matter is included in the Officer's Report.

2.6 The site and the farm are within an area designated as Area of Outstanding Natural Beauty in the adopted Housing and Economic Development, Development Plan Document. The site is surrounded by fields and the land rises to the south west.

2.5 The area is not prone to flooding and is in flood zone 1 on the GOV.UK Flood map for planning.

3.0 SITE HISTORY

3.1 The planning history of the site available on the Council's website indicates that planning permission was granted for an agricultural implements store in 1999 reference 3/1998/0030N. Planning permission was granted for holiday accommodation to the north of the barn in 2018 reference 3/2018/0759.

3.2 The applicant believes that his parents obtained planning permission for the conversion of the whole barn to dwelling in around 1970 and the development might at that time have been commenced.

4.0 THE PROPOSED DEVELOPMENT

4.1 The application seeks consent to convert a single bay at the south eastern end of the barn to a one-bedroom dwelling. The applicant has already carried out work to the building comprising the insertion of new door and frames within existing opening and the re-opening of an existing window in the gable of the barn. A conservation roof-light has been inserted in the rear roof slope. Internally a staircase has been installed and the floor at first floor has been renewed. The work is incomplete, and the building has not been occupied as a dwelling.

5.0 THE DEVELOPMENT PLAN

5.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy. The following policies of the Core Strategy are relevant to this application are:

- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.
- Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements 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. The policy goes on to indicate 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. It also indicates that where possible, new

development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

- Policy DME3: (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DME4 (Protecting Heritage Assets) – Seeks positive improvements in the quality of the historic environment.
- Policy DMH3 (Dwellings in the Open Countryside and Area of Outstanding Natural Beauty) – Within areas defined as open countryside or AONB, residential development will be limited to, amongst other things, the appropriate conversion of buildings to dwellings providing they are suitably located.
- Policy DMH4 (The Conversion of Barns and other buildings to dwellings) – Permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape i.e. forms part of an already group of buildings and there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure.

The following elements of national policy are also relevant to the proposal.

5.2 National Planning Policy Framework, Section- “Delivering a sufficient supply of homes” paragraph 79 relates to development for new dwellings in the countryside, which is acceptable in limited circumstances including where the development would re-use redundant or disused buildings and would lead to an enhancement to the immediate siting or the development would represent the optimal viable use of a heritage asset.

5.3 NPPF section 16-“Conserving and enhancing the historic environment” paragraph 189 requires applicants to provide information to describe the significance of any heritage assets including any contribution made by their setting. A Heritage Assessment is included with this application. In making planning decisions the desirability of sustaining and enhancing the significance of the heritage asset and putting it to a viable use consistent with their conservation is to be taken into account paragraph 192.

6.0 HERITAGE ASSESSMENT

6.1 The Heritage Impact Assessment concludes that the proposal to partially convert the barn will halt the deterioration of the building and provide a new optimum viable use that will be consistent with its conservation and the local area. The works undertaken have been done so sympathetically and without the need for the formation of new openings or additions and will not appear as overtly residential. As a result, the agricultural character and appearance of the barn will be maintained. The repair works undertaken should be welcomed and have safeguarded existing walling and roofing fabric as well as the existence of the building. The internal plan form has remained unchanged and no further subdivision is proposed as part of the partial conversion. The affected section of the barn is a later phase of the barn historical

development and is likely to date from the late 19th / early 20th century and as such harm to significance is low.

- 6.2 The setting of the listed building is to remain unchanged as no new buildings are to be erected and the external character of the barn is to remain unchanged. As a result, there is expected to be no significant undue harm caused to the setting of the listed building. Due to the enhancement of the external appearance of the barn, the setting of the listed building will also be enhanced.

7.0 EVALUATION

- 7.1 The main planning issues are whether the barn is suitable for conversion, having regard to its location and the development strategy for the area, the effect of the proposal on the character and appearance of the countryside and the effect on the significance of the setting of the listed building Parker Place Farmhouse.

Principle

- 7.2 The site is within open countryside and the Area of Outstanding Natural Beauty. Policy DMG2 states that new housing development provided through the re-use of existing buildings is acceptable in such areas. Policy DMH3 limits new residential development in the open countryside to the appropriate conversion of buildings providing they are suitably located and in keeping with their surroundings. Part of the criteria of policy DMH4 is that the buildings to be converted should “not be isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings...” Although Parker Place Farm is outside a settlement, the traditional farm buildings form a readily identifiable existing group of buildings.
- 7.3 The building to be converted would not be isolated in the landscape and the proposal accords with policy DHM4 (1). Paragraph 79 of the Framework permits new isolated homes in the countryside where development would re-use redundant or disused buildings and lead to an enhancement of their setting. This is reflected in policies DMH3 of the Core Strategy which allow for the appropriate conversion of buildings to dwellings in the countryside. The proposed development is suitably located and is compliant with policies DMG2, DMH3 and DMH4 in this respect as well as the development strategy policy DS2.

Character and appearance of the countryside

- 7.4 The traditional farmhouse and barn at Parker Place Farm contribute positively to the character and landscape quality of the countryside. The farmhouse has heritage value as a listed building and the barn being of traditional construction contributes positively to the

setting of the listed building. In order to preserve, and not detract from the positive contribution that the barn makes, the proposed conversion has been designed in a way that introduces a minimal amount of physical change to the building and its setting and the setting of the listed building. Those changes that have been made are needed in order for the new use as dwellings to be possible. The garden and parking area have been located at the rear of the barn away from the farmyard and the listed farmhouse to ensure that changes close to the listed farmhouse have been kept to a minimum.

- 7.5 The garden and parking area is modest in size and is positioned to the rear of the barn between the barn and the other nearby modern agricultural buildings and associated farm tracks. In this way the physical intrusion into the surrounding agricultural land is kept to a minimum. The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies EN2, DME2 and DMH4.

Building Suitability

- 7.6 The building is suitable for conversion with regards to criteria in policy DMH4 in that the structural report submitted with the application confirms that the building is sufficiently structurally sound. It is of sufficient size to be converted without needing to be extended. It is traditional in form and has a genuine history of agricultural use and is worthy of retention.

Design

- 7.7 The works undertaken have re-used the existing openings no new opening have been formed. This has retained the agricultural character of the barn. The proposed design of the conversion is of a high standard and complies with the various criteria in Policies DMG1 and DMH4.

Neighbour Amenity

- 7.8 The position of the existing farmhouse and barn and the space between them ensures that that privacy between the existing and proposed residential uses is adequate. The change of part of the barn to a dwelling is compatible with the existing residential use of the farmhouse. Each property will have its own garden area and parking area.

Highway Safety

- 7.9 The vehicle access to the proposed dwelling is to be shared with the farmhouse and the holiday accommodation. No alterations to the existing vehicle access are proposed. Adequate off-street parking is proposed for the new dwelling and this will not affect the existing parking or turning areas used by the house and holiday cottage.

Nature Conservation

- 7.10 A protected species survey is submitted with the application and concludes that the location provides optimal roost and forage potential for bats, however the work to the section of the barn does not impact on the roost potential available in this locality. There is no evidence that the building is being used as a roost. The proposal complies with Policy DME3.

8.0 CONCLUSION

- 8.1 The proposed conversion of part of the barn to a dwelling will help secure the future of this non-designated heritage assets. The part conversion to a dwelling is the optimal viable use for the building and the sensitive design of the scheme ensures that significance is not diminished. The proposal will part re-use a redundant building and will lead to an enhancement of the site including the setting of the listed building and the landscape generally. The proposals fully accord with the provisions of the NPPF and the Core Strategy.