

Planning Statement

Proposal: Full Planning Application for Conversion of Existing Agricultural Storage Building to form 1 new Dwelling.

Site address: Loft Shay Farm, Knowle Green, Preston, PR3 2YQ

Applicant: Mr and Mrs Stephenson

Introduction

1. This statement sets out the relevant information to support a planning application for a proposal to convert an existing agricultural storage building to form one new dwelling on the site.

Pre-application Enquiry

1. A Pre-application enquiry was lodged with the LPA on the 20th of April 2016, Enquiry Reference: RV/2016/ENQ/00066, Officer Victoria Walmsley.
2. The response explained that the LPA would be generally supportive of the principle of the development, subject to consideration of other relevant material planning matters. These matters mainly fell on the design and appearance of the conversion works and the surrounding proposed curtilage areas.
3. On the basis of this advice revisions to the windows on the south west/western elevations are included in the proposal in the interests of amenity for the proposed dwelling and existing neighbouring dwelling.
4. Further revisions include a reduction in the curtilage area to the proposed dwelling, acknowledging a footpath running through the site and details of the boundary treatments in relation to the character of the area.
5. As advised the application is accompanied by a Bat and Barn Owl Survey and a Structural Appraisal.

The Site and Proposal

2. Loft Shay Farm is located on the eastern fringe of Knowle Green village, and on the northern side of Lower Road/Clitheroe Road.

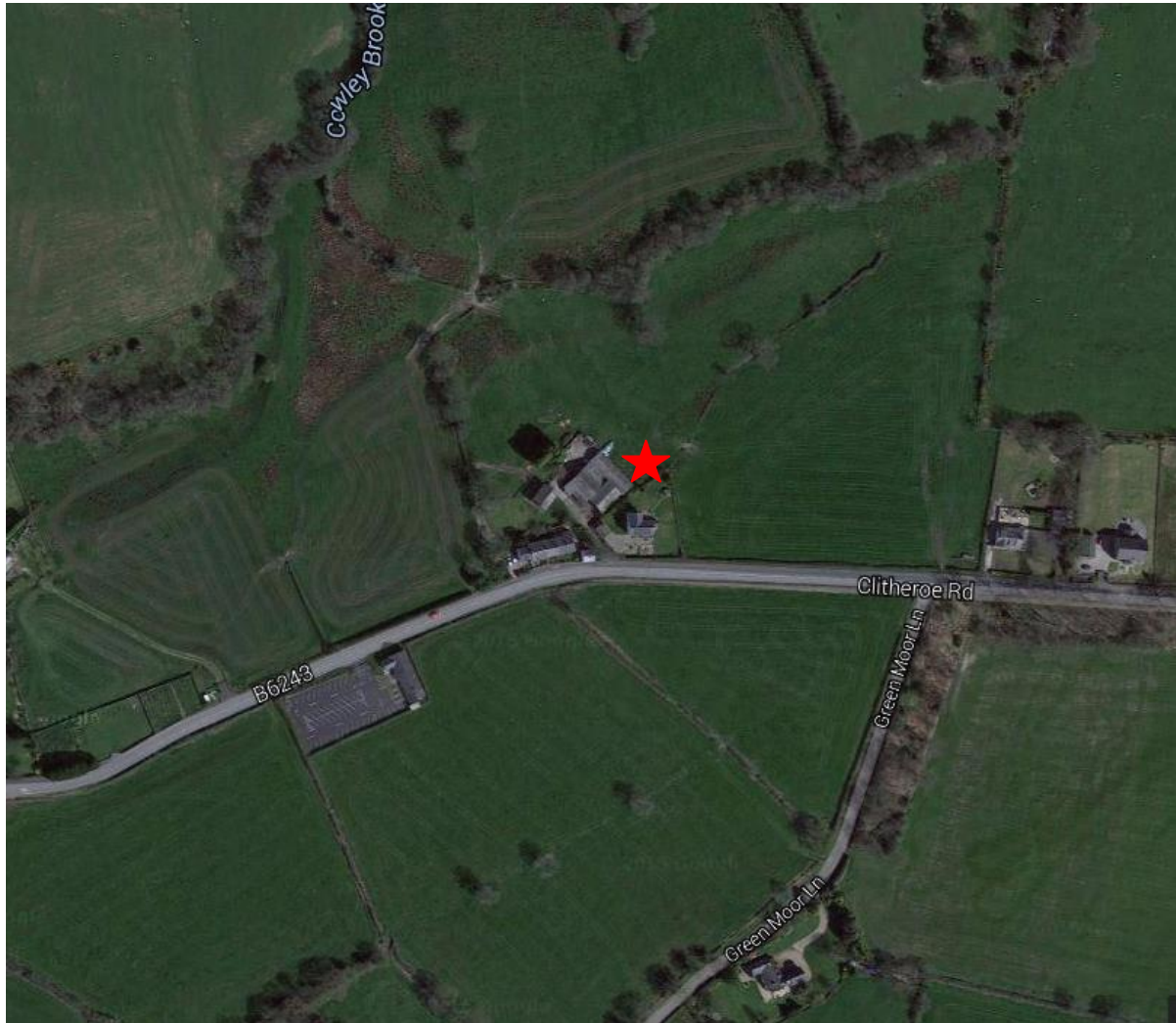
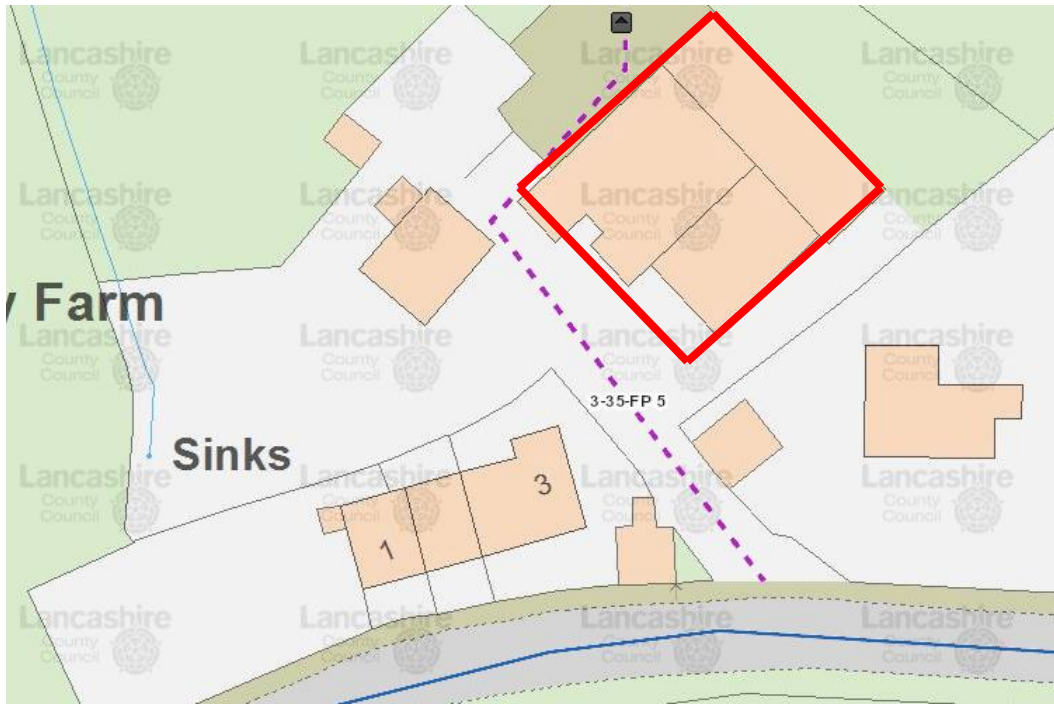
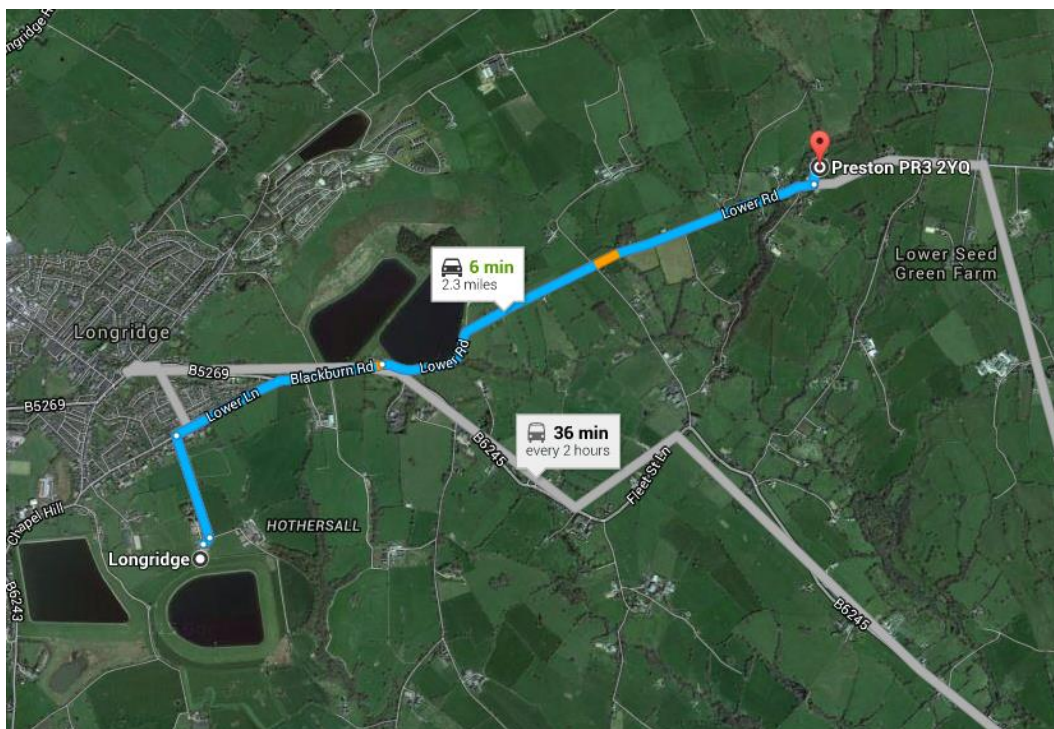


Image of site location.

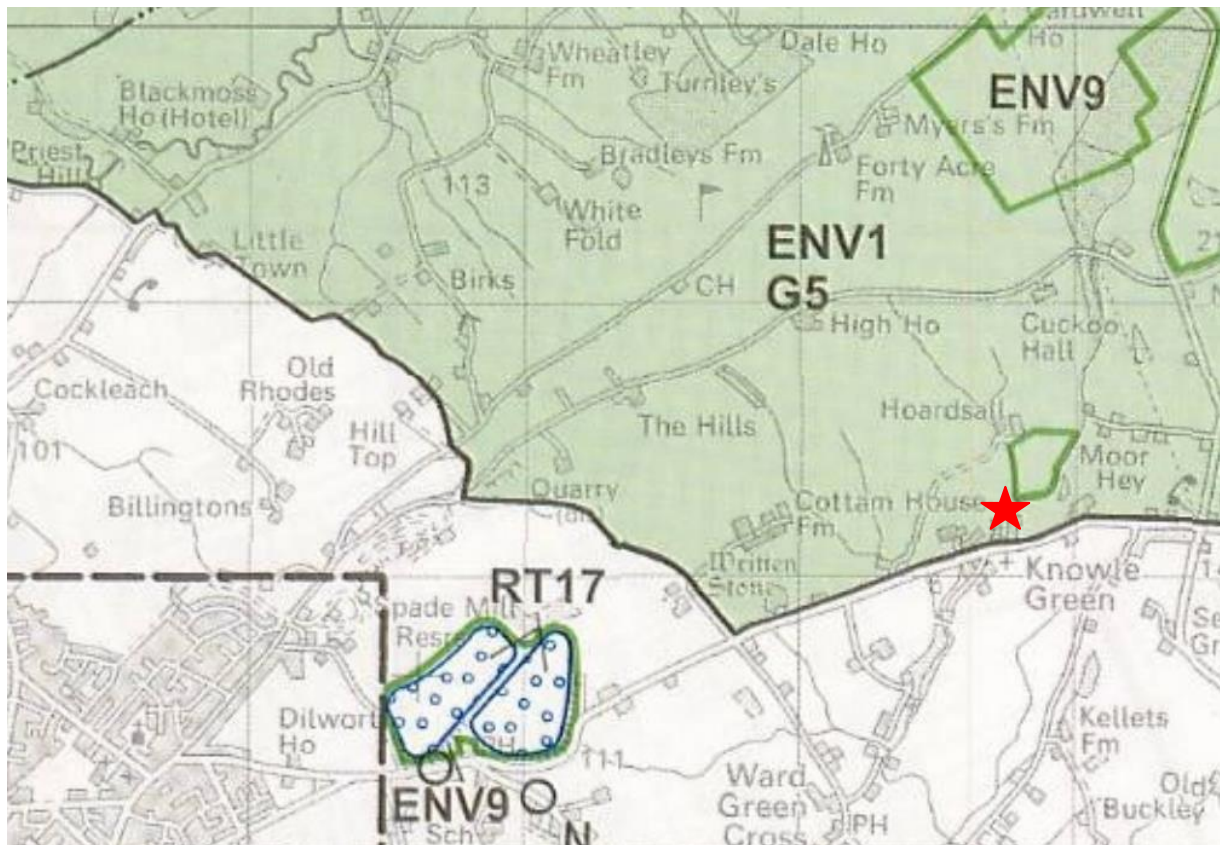
3. The site is formed by a main farmhouse and large agricultural building, which is used for storage. All agricultural activity has ceased on the site, with the building subject to the proposal being mainly redundant.
4. The building itself is a central stone built envelope, with small stone built lean-to projections on its front elevation. On the south side of the stone barn is a large fairly modern agricultural storage barn, this is open fronted and of steel portal frame construction.
5. Two further additions to the original barn are on the east facing rear, these again being steel framed structures of block construction. The proposed conversion concerns the original historic portion of the building, the large modern structures attached would be removed, the remaining area being used for parking, amenity and curtilage to the proposed new dwelling.
6. Plans drawings are submitted showing the existing building and relationship to its site and surroundings. Further proposal plans are included to show how the conversion would take shape.



7. There are four separate properties in the vicinity of the site. West of the access to the site is a row of 3 terraced cottages, which have a frontage onto the road, the rear garden boundaries back onto the subject site. On the eastern side of the access is a detached property, the rear boundary of this property is the closest neighbouring point to the proposal building.



8. The nearest main settlement is Longridge, approximately 2.3 miles west.



9. The site lies within the Forest of Bowland Area of Outstanding natural beauty, the boundary line for this designation is located on Lower Road/Clitheroe Road, the site being on the north side of the boundary line. The section of the proposals map sets out the applicable local plan policies as ENV1 and G5. There is no clear settlement boundary line drawn around Knowle Green village on the proposals map. Knowle Green village has a village hall and church.



10. MARIO Maps for Lancashire indicates some public transport provisions within the vicinity of the site.

- Purple dashed lines on the above map extract show public rights of way.
- Bus stops are indicated within 400 metres east of the site.
- A bus route is indicated as running along Clitheroe Rd, /Lower Rd, in front of the site.

On this basis it is considered that the site is outside of a settlement but benefits from a degree of connectivity subject to provisions in a Countryside Location.

Planning Policy

11. The proposals map indicates Local Plan policies however it is policies within the Core Strategy for the area that are assessed below:-

Ribble Valley Core Strategy (Adopted Version)

POLICY DMH3: DWELLINGS IN THE OPEN COUNTRYSIDE AND AONB

10.20 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.

12. The proposed development forming this pre-app complies with the second part of this policy in which it sets out that the conversion of buildings to dwellings, on the basis of location, design and structural capability, are considered acceptable in countryside and AONB setting.
13. It is considered that the subject building is suitably located in that it is not isolated and sits amongst a group of existing buildings on the edge of a village settlement. As set out already in this assessment there is a degree of connectivity to public transport and services which would benefit the proposal.
14. In terms of the site layout and proximity to neighbours, the location of the building will allow for the creation of sufficient parking, amenity and curtilage without impacting on neighbour amenity, nor will the development encroach into undeveloped land outside of the site confines, but would instead see the removal of roughly 50% of existing structures on site, the external areas for the proposed dwelling being formed over the foot-print of the removed structures.
15. Design and form would look to the original historic element of the building as the main dwelling envelope. All openings and glazing would make use of the existing provisions, some additions or enlargements to the openings may be required at a detailed stage. The resulting dwelling will have the appearance of the original stone built structure; the less attractive structural components will be removed.
16. It is on this basis that a degree of protection for the countryside and AONB can be achieved through this scheme. The proposed development would not be sporadic or isolated; the application proposes to renovate the historic portion of the building, on this basis it is not considered to be visually harmful but instead sympathetic and would coalesce with the existing cluster of development.

POLICY DMH4: THE CONVERSION OF BARNS AND OTHER BUILDINGS TO DWELLINGS

10.21 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.

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 Ribble 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 (HELM) 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.

17. In relation to part one of policy DMH4, the following comments are made

1. The building is an existing cluster.
2. The subject building benefits from infrastructure/utilities as it has been used as a dairy and agricultural workshop and is within the confines of an existing farm complex.
3. There would be no material harm to the landscape or areas of nature conservation as the proposed development is all contained within what is previously developed land on the farm complex, no new hard surfacing or structures are proposed and there would be no encroachment onto protected land.
4. There would be no detrimental effect on the rural economy as the building is redundant.
5. The proposal looks to convert and renovate the historic portion of the existing building. This would improve the existing conditions by removing the large scale modern additions, made of materials which have a lesser visual quality than the stone built portion.
6. The site would be surveyed for protected species and all other ecological matters which may be of relevance would be assessed. If protected species are identified then adequate mitigation would be proposed.

18. In relation to part two of policy DMH4, the following comments are made

1. The subject building would undergo a full structural survey, this would assess the conversion capability of the existing building and identify any works required or areas of structural weakness which would need to be remediated, and this would be set out in structural recommendations.
2. The proposed plans demonstrate that the existing building would serve adequately for the creation of a dwelling without the need for further extensions.
3. The resulting proposal would showcase the historic portion which is currently obscured by the presence of the modern structures. The finished dwelling structure would then demonstrate rural practises and traditional construction methods characteristic of the area.
4. The site is an existing farm which has wound down due to the age of the occupants. It still forms part of a holding but no livestock are currently housed, however the inside of the subject building still houses dairy and milking equipment. The land which forms the remainder of the holding is currently rented out to a local farmer.

19. On the whole it is considered that the proposal to convert the historic portion of the building on site, and remove the existing modern additions fixed to it, would be in line with the criteria set out in policies DMH3 and DMH4.

Summary

20. On initial assessment it seems that the site and proposed conversion would constitute a sustainable pattern of development. Full consideration has been given to the existing on site provisions, the development in close proximity to the subject building and how its setting within an existing cluster of buildings would benefit the scheme.
21. An assessment of the Core Strategy indicates that the proposal is in line with the criteria and spirit of policies DMH3 and DMH4, which takes account both of the on-site arrangements and its location within the countryside and AONB.
22. The background circumstances that have brought this application forward mean that the re-use and conversion of the building to create a separate market dwelling will allow for an improvement to the environmental and economic dimensions of the area. The creation of a new dwelling in this location will help to support the rural economy and the life of the village.