

Design and Access Statement

In Support of a Planning Application for

**Change of use of Dwellinghouse to Holiday
Let (Retrospective) and siting of ancillary
welfare unit**

**at
Cuthbert Hill Farm
Garstang Road
Chipping
Preston
PR3 2QJ**

**Elizabeth Harrison
19th October 2021**

Background

The property was purchased by the applicant in September 2008.

The applicant is a musician by occupation but due to COVID lost 90% of her income. At that stage the applicant utilised the farmhouse as a holiday let in order to supplement her depleted income.

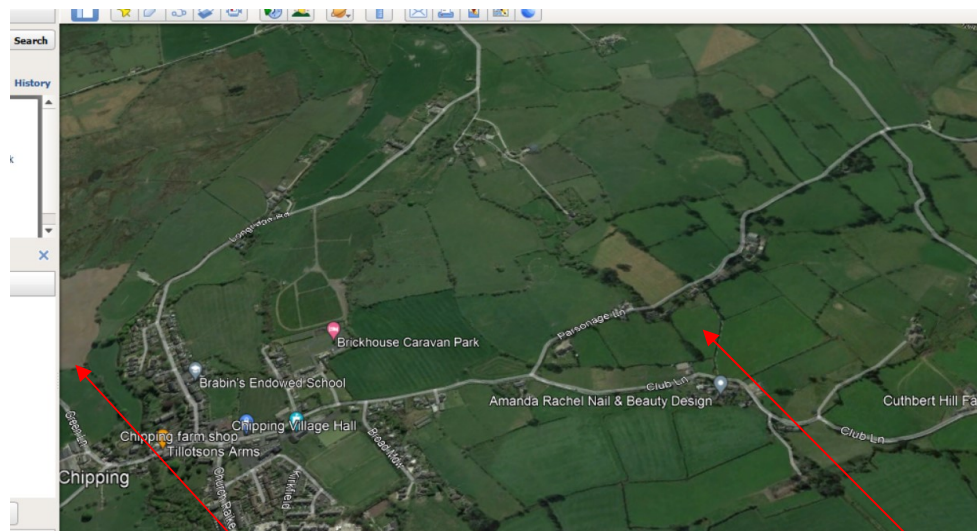
The applicant notified the Ribble Valley Valuation Office of the change from farmhouse to non-domestic use which was changed on the rating list from March 2020 (reference number 0590900020030).

As the farmhouse is being used as a holiday let the applicant has lost access to essential facilities in the property needed whilst working on the farm.

The Site

The property forms part of Cuthbert Hill Farm which is a 17-acre working farm within the Forest of Bowland Area of Outstanding Natural Beauty. The site is served by good access and is approximately 1.5 miles from Chipping with a shop within 0.8 miles and pub within 0.9 miles.

The site is located within Flood Zone 1.



Chipping Village

Cuthbert Hill Farmhouse

The proposal

The applicant applies for retrospective consent for change of use of the farmhouse to use as a holiday let, together with the siting of an ancillary

welfare unit to provide essential facilities whilst working on the farm. The proposal does not include any change to the external or internal layout of the existing farmhouse.

Relevant Planning History

Application 3/2009/0874

Renewal of planning consent 3/2006/0845P, for a two storey extension and a single storey double garage. Approved with conditions. Date: 23/11/2009

Policy

Principle of Development

Key Statement EC3: relates to visitor economy and states '*Proposals that contribute to and strengthen the visitor economy of Ribble Valley will be encouraged, including the creation of new accommodation and tourism facilities through the conversion of existing buildings or associated with existing attractions*'.

The proposal would contribute to the tourism economy and therefore accords with the general intentions of Key Statement EC3.

Key Statement EC1: relates business and employment development and states '*developments that contribute to farm diversification, strengthening of the wider rural and village economies or that promote town centre vitality and viability will be supported in principle*'.

The application site is not located within a defined settlement. However Core Strategy Policy DMG2 required development outside of defined settlement areas to meet at least one of six considerations, one of which is that the development '*is for small scale tourism or recreational developments appropriate to a rural area*'.

The use of the property as a holiday let falls within this consideration and therefore compliant with Policy DMG2.

Policy DMB1: relates to business growth and the local economy and states '*proposals that are intended to support business growth and the local economy will be supported in principle*'.

The proposed use would satisfy the demand for holiday accommodation in this area to the benefit of the local economy and therefore compliant with Policy DMB1.

Policy DMB3 relates specifically to recreation and tourism development. Tourism and visitor attractions are generally supported subject to the following criteria being met:

1. *The proposal must not conflict with other policies of this plan;*

- 2. The proposal must be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction and there are no suitable existing buildings or developed sites available;*
- 3. The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, siting, materials or design;*
- 4. The proposals should be well related to the existing highway network. It should not generate additional traffic movements of a scale and type likely to cause undue problems or disturbance. Where possible the proposals should be well related to the public transport network;*
- 5. The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas; and*
- 6. The proposal must take into account any nature conservation impacts using suitable survey information and where possible seek to incorporate any important existing associations within the development. Failing this then adequate mitigation will be sought.*

In the Forest of Bowland AONB the following criteria also apply:

- 1. The proposal should display a high standard of design appropriate to the area.*
- 2. The site should not introduce built development into an area largely devoid of structures (other than those directly related to agriculture or forestry uses).*

In the AONB it is important that development is not of a large scale. In the AONB and immediately adjacent areas proposals should contribute to the protection, conservation and enhancement of the natural beauty of the landscape. Within the open countryside proposals will be required to be in keeping with the character of the landscape area and should reflect the local vernacular, scale, style, features and building materials.

The farmhouse is an existing building within an established group. No alterations are proposed either inside or outside of the property and therefore it is considered to comply with Policy DMB3.

Residential Amenity

The farmhouse is already an established building. There are no other residential properties in the immediate vicinity and therefore it is not considered there will be any negative impact on residential amenity.

Visual Amenity

Core Strategy Policy DMG1 requires development to not adversely affect the amenities of the surrounding area and Key Statement EN2 requires 'development to be in keeping with the landscape, reflecting the local distinctiveness, vernacular style, scale, style, features and building materials'. The change of use does not include any changes to the external elevations of the existing farmhouse. The applicant intends to clad the welfare unit in timber boarding to blend in with the existing farm buildings. It is considered

that any impact on the landscape will be minimal, and this Policy and Key Statement are satisfied.

Use

The property is being used as a weekend holiday let, Friday to Monday, for a maximum of 12 guests. 8 to 10 guests per booking is the average with 4 or 5 cars.

The welfare unit will provide necessary facilities on a daily basis whilst the applicant is on the farm tending the animals. It will also provide a space for the applicant to deal with admin/paperwork associated with the holiday let.

Access

The property is accessed directly from Club Lane. A parking area to the west side of the farm house provides ample parking for the holiday let.

Amount

The change of use is for the whole of the property which consists of 6 bedrooms, 4 bathrooms, 2 sitting rooms, kitchen and games room.

The welfare unit measures 3m x 5m x 2.4m

Landscaping

The farmhouse has an enclosed garden with lawn area and patio area. No additional landscaping is proposed.

Marketing

The farmhouse is marketed on Sykescottages.co.uk with 100% positive customer feedback to date.