

# 2021

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## Planning Supporting Statement

Change of use of barn to form detached residential annexe; Higher Lickhurst Farm, Bowland with Leagram, Chipping.

### **1 Introduction**

- 1.1 This Planning Supporting Statement is part of a formal application made to Ribble Valley Borough Council by Peter Hitchen Architects Ltd (PHA). It seeks consent for the change of use of a long-standing, now redundant, stone-built barn which is situated immediately adjacent to the farmhouse and more widely located within an established group of 10 buildings of varying sizes, two of which are in residential use, one of them being occupied by the applicants the other being in separate private ownership and occupation.



Figure 1 Location Plan

## 2 Site Location and Description

- 2.1 The proposed site lies with the general area of Bowland with Leagram. As identified in para 1.1 above and shown on a detailed site plan prepared by PHA, there are a total of ten farm buildings in a tight grouping that clearly, at one time, formed a substantial farmstead. The whole of the site lies within the designated Forest of Bowland Area of Outstanding Natural Beauty (AONB). Higher Lickhurst Farm, owned and occupied by the applicants is a Grade 2 Listed Building. The barn the subject of the application is not listed.

## 3 Recent and Most Relevant Planning History

- 3.1 There does not appear to be and material or relevant planning history attached to the application site.

## 4 The Proposal

- 4.1 It is proposed to change the use of an existing barn that has not been used for any agricultural purpose since the applicants bought the premises/land many years ago. All such agricultural activity has ceased from that time.

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- 4.2 PHA has prepared a detailed set of plans together with a design statement. It will be noted from the details contained in drawings A1.3 and A1.4 that there is no change whatsoever to the overall footprint of the barn. It is proposed to use the whole of the barn as an annexe to the main use as the adjacent farmhouse. It is currently used for the storage of equipment that one would associate with the wider residential use of Higher Lickhurst.
- 4.3 At ground floor level it is proposed to make provision for a garage, boot room, a small lounge area and a small home office. At first floor level, there will be provision for a children's play area and two small on-suite bedrooms for use by members of the family and extended family when visiting.
- 4.4 The proposal does not, in any way, amount to the creation of an independent dwelling unit. The principle facilities are retained within the main farmhouse. A planning condition controlling the ancillary annexe and use thereof is perfectly acceptable.

## 5 Relevant Planning Policy at National and Local Level

### ***National Planning Policy Framework***

Chapter 2 achieving sustainable development

Chapter 8 promoting healthy communities

Chapter 9 promoting sustainable transport

Chapter 11 making effective use of land

Chapter 12 achieving well designed places

### ***Ribble Valley Adopted Core Strategy***

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in favour of sustainable Development

Key Statement EN2: Landscape

### ***Development Strategy***

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape and Townscape Protection

Policy DME3: Site and Species Protection and Conservation

Policy DMH5: Residential and Curtilage Extensions

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## 6 The Planning Balance

- 6.1 It is respectfully submitted that there is a single issue for consideration in this application; whether the Core Strategy policies, insofar as they relate to the conversion of a barn into ancillary residential accommodation in the form of an annexe in the AONB, would support such a development and is there a consistency of interpretation of that policy in the AONB?

*Whether a proposed creation of an ancillary annexe within an existing barn structure would have any adverse and material effect upon the character and appearance of the locality, contrary to Core Strategy policy DS1, DS2, EN2 and the Development Strategy as referenced above.*

### **Impact upon Development Plan Policy**

- 6.2 At the national level, the National Planning Policy Framework (NPPF) is clear in its intent; planning permission must be granted for sustainable development that is of high quality design that provides a choice of dwellings in places where people want to live. Nowhere in the NPPF does it stipulate that permission must be refused where a development can be seen or where a new curtilage is proposed. It is accepted that in any new development, due regard must be paid to the overall character of the locality and the living conditions on any adjacent occupiers. The proposal does this emphatically.

The proposal is for the conversion of an existing and redundant barn into a family annexe only; the submitted plans, particularly the existing and proposed site plan sets the context of the proposal within the group of overall farm buildings at the site specifically and, in the wider context, the AONB. No new curtilage is being created, the proposal relates purely to the use of the building. The building is not being extended, the footprint remains as is it now; minor alterations are proposed as demonstrated in the detailed plans. The proposal will have no adverse impact upon the integrity of the AONB. It is respectfully submitted that the proposal does not compromise the overall implementation of the NPPF.

- 6.3 At the local level Core Strategy policy, in general terms, is more demanding particularly where the development is set within the AONB. That said the proposed site is part of a substantial group of former farm buildings that include two residential properties one of which is totally unrelated in terms of ownership to the application site.
- 6.4 The proposed annexe will not have any material or adverse impact upon the openness of this part of the AONB; the site is clearly well related in terms of scale and position, to the adjacent group of buildings and Higher Lickhurst Farm. Further, the site is also well screened by other buildings within the immediate locality.

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- 6.5 In the context of CS policy it is considered that the proposal complies fully therewith and can be approved without prejudice to the overall implementation of the Core Strategy in this regard.

### **Consistency of Policy Interpretation**

- 6.6 The purpose of CS policy DMG1 is to help deliver the vision for the area (Ribble Valley as a whole) and gives an overarching series of considerations that the Council will have regard to in achieving quality development.
- 6.7 Policy DMG1 sets down 6 principles against which each planning application for development is assessed. A brief analysis thereof will indicate that:

### ***Design***

The proposal is of a high standard; the footprint remains as it is and there are minimal external elevational changes to the barn. The proposal is sympathetic to the overall character of the area and does not prejudice issues raised in points 3,4,5.

### ***Access***

There are no issues raised that affect the existing access which is not being altered in any way.

### ***Amenity***

The proposal relates to the change of use of an existing barn to an annexe for the specific use of the family (the applicants); the structure is in place, it is immediately adjacent to the farm house, is surrounded by other buildings. The proposal will have no adverse impact upon the amenities of the surrounding area. It is compliant with issues raised in points 2,3,4.

### ***Environment***

There are no issues raised by the proposal that fall to be considered under this section of the policy.

### ***Infrastructure***

Likewise, there are no issues raised by the proposal that fall to be considered under this section of the policy

### ***Other***

The proposal lies within the AONB; it will not compromise or prejudice any future development issues in the immediate locality.

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It is respectfully submitted that the proposal meet the tests set down in CS policy DMG1.

## **7 Planning Conditions**

- 7.1 The application seeks consent for the change of use of a barn that is immediately adjacent to the applicant's residential dwelling into a family annexe to be used as such by the family. The detailed plans submitted therewith make it clear that there is no intention of creating a separate and wholly independent dwelling. In this regard and having due reference to these plans, a planning condition stating that no separate unit of accommodation is to be created will be acceptable.

## **7 Conclusions**

- 7.1 It is considered that, for the reasons set out in this supporting statement, together with the design statement provided by PHA, the proposal would meet the tests set down for such a development at both the national and local level. It is considered that the development would not prejudice the implementation of either the Core Strategy or The Framework in the wider context.

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