



# **PALE FARM BARN**

## **Planning Statement**

March 2022

Pale Farm Barn

Moss Lane

Chipping

PR3 2TR

## Scheme Details

### Site Location

Pale Farm Barn  
Moss Lane  
Chipping  
PR3 2TR

### Development

The proposal includes the conversion of an existing detached garage and store into granny annexe at Pale Farm Barn.

### Date Prepared

March 2022

### Applicant

Mrs Caroline Lynch  
Pale Farm Barn  
Moss Lane  
Chipping  
PR3 2TR

### Agent

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## Introduction

This planning statement has been prepared on behalf of the applicant, Mrs Caroline Lynch to support the householder planning submission for the alterations of an existing garage and store into a granny annexe at Pale Farm Barn.

## Supporting Information

In addition to this statement the application is supported by a series of drawings which include:

E00.00 LOCATION PLAN

E01.01 EXISTING SITE PLAN

E02.01 EXISTING PLAN – GROUND FLOOR LEVEL

E03.01 EXISTING ELEVATIONS

P01.01 PROPOSED SITE PLAN

P02.01 PROPOSED PLAN – GROUND FLOOR LEVEL

P02.02 PROPOSED PLAN – FIRST FLOOR LEVEL

P03.01 PROPOSED ELEVATIONS

## Site Description

Pale Farm Barn is the home of the applicants Caroline and Damian Lynch where they have lived and brought up their family over the last 24 years. The property is accessed off Moss Lane in Chipping, a long farm track leading from Green Lane, sited to the South of the main settlement of Chipping, within an Area of Outstanding Natural Beauty.

The property sits within a cluster of converted properties which were previously a series of agricultural buildings and barns. The development was granted approval for conversion in 1994, which included Pale Farm Barn from a barn to a dwelling with a separate garage and store.

Pale Barn is located to the West of the property and is Grade II Listed, therefore it is important that the proposal does not affect the character of the heritage building, the cluster of the properties, or have any negative impact on the AONB.

The garage and store is used in association with Pale Farm Barn and lies within the domestic curtilage of the property. The garage is a previously converted farm building and is currently used for general household storage with space for 1 car.

The garage building is attached to the neighbouring property (Pale Farm Cottage), and is accessed via the driveway of Pale Farm Barn and also via pedestrian access from Moss Lane.

The building is single-storey with an asymmetrical roof, and a number of random openings with a vertical emphasis. The elevations are faced in random natural stonework, with timber windows painted grey, and a natural slate roof.

The garage and store are in excellent condition, with the conversion work as part of the 1994 application being undertaken to a very high standard. The roof, external walls, windows, doors and openings will all be retained, requiring minimal work to convert.

A public footpath passes between the main house and the garage which will remain as existing and will be unaffected by the conversion.

## The Proposal

The proposal has been designed to futureproof the applicant's property by creating a 1-bedroom, accessible annexe. The conversion will allow inter-generational living at the same property so the applicants can accommodate their elderly parents to live within their family home, allowing on-site care when required.

The proposed layout has been designed to include 1 bedroom with ensuite; an open plan kitchen dining living space; a WC; coat / boot store; and utility. The layout also incorporates a desk within the living area which can be used as a hobby space, and the existing mezzanine can be a small seating area / library or den to be used by grandchildren.

The annexe will be accessed utilising 1 of the existing doors to the front elevation from the driveway of Pale Farm Barn, providing ease of access to-and-from the main house. A second access door has been shown to the side with direct access from Moss Lane. This second access point will act as the rear door and the 'dirty entrance'.

The existing building has the character of a rural building conversion which will not be affected by the conversion. All existing openings will be retained, including the existing roof, stonework and timber windows.

The existing garage door opening will be replaced with timber-framed, glazed sliding doors painted grey to match the existing windows. The existing door which provides access to the store will be replaced with a glazed window into the kitchen, using the same opening aperture. A new window opening has been proposed for the bedroom, with 3 proposed rooflights shown on the side elevation

which is not visible due to the high level hedge boundary between the adjacent property and the public footpath.

The small log store to the North-West elevation will be slightly raised in height, and the low-level door will be replaced with the existing door from the front elevation. This will allow a rear door to be incorporated whilst maintaining the aesthetic character of this elevation.

A small circular window has been proposed on the gable elevation which faces the main house. The style, shape and stone detail reflect the same detail incorporated within the other surrounding properties.

The proposal includes minimal changes and all existing openings have been retained. Only 2 new openings have been proposed which have been designed with a vertical emphasis and with the character of the existing building and surrounding properties.

The proposal has no impact on neighbouring properties; the character of the site; or the heritage setting of the adjacent Listed property.

The conversion will have the same appearance as the existing garage with no extension to the existing building, and no additional openings to the elevation which fronts Moss Lane.

The existing structural condition of the building is in excellent condition and is suitable for conversion by utilising the existing structure, roof, and external openings. The conversion would not require significant re-build and would not require any structural changes to the building internally or externally. Please see existing photographs.

A bat survey will be undertaken within the peak surveying season, details of which can be provided within a pre-commencement planning condition.

## **Conclusion**

We have worked together with the applicants to create a solution which meets the applicant's living requirements whilst being mindful of the AONB setting. The completed scheme would sensitively convert the existing building to create a high-quality granny annexe, which will provide on-site accessible accommodation for their elderly parents to live at their property.

The proposed scheme requires minimal changes to be able to facilitate the annexe and would therefore have no impact on the adjacent property, the character of the existing building, the context of the Listed property, and the surrounding setting of the beautiful AONB.

We welcome your comments and input on the scheme. Please contact the agent if you would like to discuss the proposal in further detail or arrange a meeting.

## Existing Photographs



*View of the garage from the driveway of Pale Farm Barn.*



*View from Moss Lane.*



*View of the main house and garage from the garden of Pale Farm Barn.*



*View from the access gates at Pale Farm Barn.*



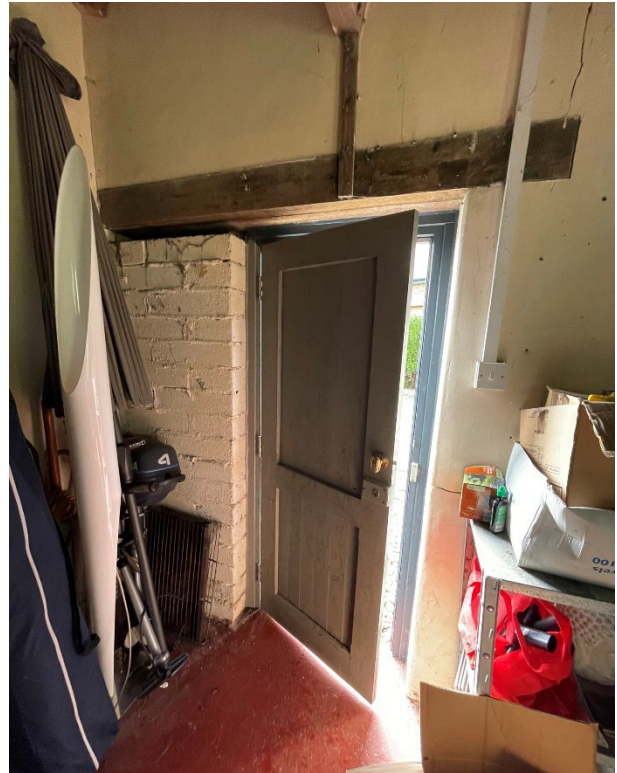




*Internal view of garage with mezzanine storage.*



*Internal view of garage.*



*Internal view of store room.*



*View along the public footpath. Existing garage is heavily screened by high level hedge.*