

**Supporting Statement for the
Variation to condition No's . 3&4 of planning approval 3/2019/0356.**

**at
AT
STARTIFANTS FARM
LONGRIDGE ROAD
CHIPPING**



On Behalf Of

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1:- Introduction.

This application is made for a variation to condition No. 3 & 4 of planning approval 3/2019/0356.

Condition No. 3 :- All the external conversion works to the live/work unit hereby permitted (building no.5 on approved plans 361/106 and 361/402) shall be completed before the expiration of two years from the date of this permission.

Reasons: In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building.

Condition No. 4 :- The existing buildings earmarked for demolition on the approved plans (building nos. 2, 3, 4, 6 and 8 shown on plan 361/106) shall be demolished and all resultant materials removed from the site prior to the commencement of any building works being carried out on the barn hereby approved for conversion.

Reason: To safeguard the amenity of the locality.

2.1- Planning History.

3/2004/0644 - Part conversion of barn building to ice cream making workshop.
Approved.

3/2014/1007 - Change of use of barn to dwelling. Refused.

3/2017/0742 - Demolish existing farmhouse and rebuild. Change of use of agricultural barn to two dwellings. Change of use of mono-pitch farm building to a garage for the barn conversion. Demolish four farm buildings. Dismantle and rebuild one timber-framed agricultural building in new location on the site. Reorientation of one steel-framed agricultural building. Withdrawn.

3/2018/1081 - Demolish and re-build the main farm house. Change of use of barn to one live/work unit including conversion of an existing building to garage unit and demolition of existing farm buildings. Refused.

3/2019/0356 - Demolition of existing farm house and erection of replacement dwelling. Change of use of barn to one live/work unit including conversion of an existing building to garage. Demolition of existing farm buildings. (Resubmission of Application 3/2018/1081).

3.1 – Recent National Developments.

It was initially reported to the World Health Organization (WHO) on December 31, 2019. On January 30, 2020, the WHO declared the COVID-19 outbreak a global health emergency. On March 11, 2020, the WHO declared COVID-19 a global pandemic, its first such designation since declaring H1N1 influenza a pandemic in 2009.

The Government introduced the first lockdown on the 23rd of March 2020. Just four months after the approval was granted which included national holidays for Christmas & New Year. This meant the only essential work was to be carried out unless people could work from home, meaning the applicants were stopped from firstly marketing the house for sale to allow funds for the remaining part of the development and secondly start demolition work & renovation of the stone barn, (conditions 3 & 4)

Since this initial lockdown there have been a further two lockdowns starting on the 5th Nov. 2020 and the 6th. Jan. 2021. restricting both working within the construction industry and the knock-on effect of building products manufacture and supply issues that are not fully back to normal capacity.

Another restriction to the progress of the project has been the sale of the farm house, as viewings were not permitted under the restrictions as well as delays with legal & registration of property transactions occurred.

4.1 - Variation to condition No. 3 & 4 of planning approval 3/2019/0356.

As the condition requiring the external works for the Live/work unit & demolition of the farm building, to be completed in this time have been near impossible to implement as the pandemic restrictions have only just been lifted after the completion date requires.

The application request is for an extension of a further two years to complete the external work on the live/work unit and demolition of the farm buildings.

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5.1 - Structural Condition of the Live/work Unit.

As the reason for condition 3 is :- *“In order that the Local Planning Authority retains effective control over the development and to ensure that there is no significant deterioration in the condition of the building.*

After inspection of the barns structure, I can confirm that there is some detrition in the structural fabric of the exterior walls. This is confined only to the areas previously reported and are due to be rebuilt as the mortar joins have been eroded further. The remainder of the building is still in a sound condition with the timber roof structure and covering giving adequate protection from the elements.

To conclude the extent of repair work need has not increased in the last two years.