

Signed: Officer: KH Date: 10/03/23 Manager: LH Date: 16.3.23

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Application Ref: 3/2022/1040  
Date Inspected: 07/10/22  
Officer: KH



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

Decision Approved

#### DELEGATED ITEM FILE REPORT:

**Development Description:** Reconfiguration of internal layout of previously converted barn including insertion of new openings.  
**Site Address/Location:** Whitecroft Barn Whitecroft Lane Mellor BB2 7HA

**CONSULTATIONS:** Parish/Town Council

No specific objections regarding building work at the site, however, concern was expressed regarding the PROW 51 towards PROW 49 via the site. The PROW is subject to a diversion for the duration of asbestos works but the Parish Council wishes this duration to be strictly limited & fully adhered to, should planning consent be given. Mellor PC therefore wishes to ensure access via the existing gate is restored as soon as possible and protected for the future.

**CONSULTATIONS:** Highways/Water Authority/Other Bodies  
N/A

**CONSULTATIONS:** Additional Representations.  
None.

**Publicity:** Five responses received from the public raising the following comments/concerns:

- Potential increased noise from the prayer/music room at the front of the house which would include three windows to this room. Request additional soundproofing to protect neighbours;
- Traffic/parking – proposal shows parking for 3 cars. Potential for additional parking/vehicle activity related to the use of the prayer/music room or the property as a whole. Although on a bus route the road is not wide and there is a bad bend which adds to difficulties when vehicles are parked on the road;
- The work being carried out will greatly improve the dwelling especially the previously undeveloped building at the rear and the outside area which has been left unattended for many years;
- Welcome the improvements especially the removal of the asbestos roof;
- The music/prayer room is large enough and uncertainty if this will only be used by the household or by extended family, friends and groups as well

#### RELEVANT POLICIES AND SITE PLANNING HISTORY: Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Sustainable Development  
Key Statement EN1 – Green Belt  
Key Statement EN4 – Biodiversity and Geodiversity

**Policy DMG1 – General Considerations**

**Policy DMG2 – Strategic Considerations**

**Policy DME3 – Site and Species Protection and Conservation**

**Policy DMH4: The Conversions of Barns and other Buildings to Dwellings**

**Relevant Planning History:**

3/2006/0935 – 6m x 3.6m wooden garden shed at rear of property adjacent to existing outbuildings – Approved 21/12/2006.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The site is located within the settlement boundary of Mellor close to the centre of the village. It includes a converted barn to the front and an attached barn to the rear used as a workshop. The site lies within land designated as Green Belt.

**Proposed Development for which consent is sought:**

Conversion of attached building to the rear of the converted barn to be used as ancillary accommodation to the existing residential property insert additional windows opening in order to facilitate this. Alterations to windows in the existing property are also proposed.

**Principle of Development:**

The site is on land designated as Green Belt. The proposed conversion which would not result in an increase to the residential curtilage is acceptable development in principle in the Green Belt.

**Residential Amenity:**

The existing workshop/store is sited to the south (rear) of the site. The adjacent residential properties, Whitecroft Farmhouse and 12 Whitecroft Lane to the west and east, would not be unduly affected by the proposed conversion and new windows. The properties to the north lie across the highway and would not be affected by these changes which are mainly to the rear (south) of the site. The insertion of new windows at ground floor level in the new ancillary accommodation would be screened by existing boundary treatments. The low profile rooflights providing light to the first floor gallery level would not result in any unacceptable overlooking issues.

It is acknowledged that there are neighbour concerns about the floor plans indicating a prayer/music room within the existing property. Any internal changes within the barn conversion can be carried out without the need for planning permission where it would remain as residential and incidental to the enjoyment of the dwelling. There is nothing to suggest in the application that this would not be the case. Therefore any additional soundproofing or parking would not be reasonable to request. Any alternative (non-incidental) commercial or community use, would be a matter for planning enforcement to investigate and may require planning permission.

**Visual Amenity:**

The external changes proposed include replacement windows and changing doors to windows. The use of the workshop/store as residential accommodation would not result in any harm visually and no increase in the volume of the building is proposed that would result in any additional impact on the openness of the Green Belt. The external changes are small scale with the number of rooflights being reduced and the replacement windows will be aluminium.

Design of the replacement windows and new openings has been rationalised with the revised scheme designed to reflect those originally approved and the number and size of the openings limited in order to retain more of the original fabric. The existing concrete roof will be replaced with natural slate and this should be acceptable. Details of the materials can be controlled by an appropriate condition.

**Ecology:**

An ecology survey relating to bats has been submitted which concludes that there is little evidence of bat activity within the buildings and no further survey work is necessary.

It is recommended that the installation of a Greenwoods Ecohabitats two chamber bat box or Kent Bat Box within the site would provide roosting potential for the local bat population. This can be controlled by an appropriate condition.

**Highways:**

There is existing parking associated with the site for three vehicles. At present there are five bedrooms and three parking spaces shown on the proposed layout plan. Therefore the parking arrangements would remain as existing which is acceptable for a 4 bed+ dwellinghouse. LCC Highway have raised no objections to the proposal in terms of highway safety, capacity or amenity.

The public right of way is not directly affected by this proposal. Should the applicant wish to temporarily stop-up the existing PROW in order to carry out the works (including roof replacement) then this is a separate matter and would require an application for a diversion order. This would be typically dealt with by LCC under the Highways Act.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed use would be acceptable in this location and accords with the policies subject to appropriate conditions. There would be no undue harm to residential or visual amenity from the proposed use and external changes are acceptable subject to appropriate conditions.

**RECOMMENDATION:** Approve subject to conditions.