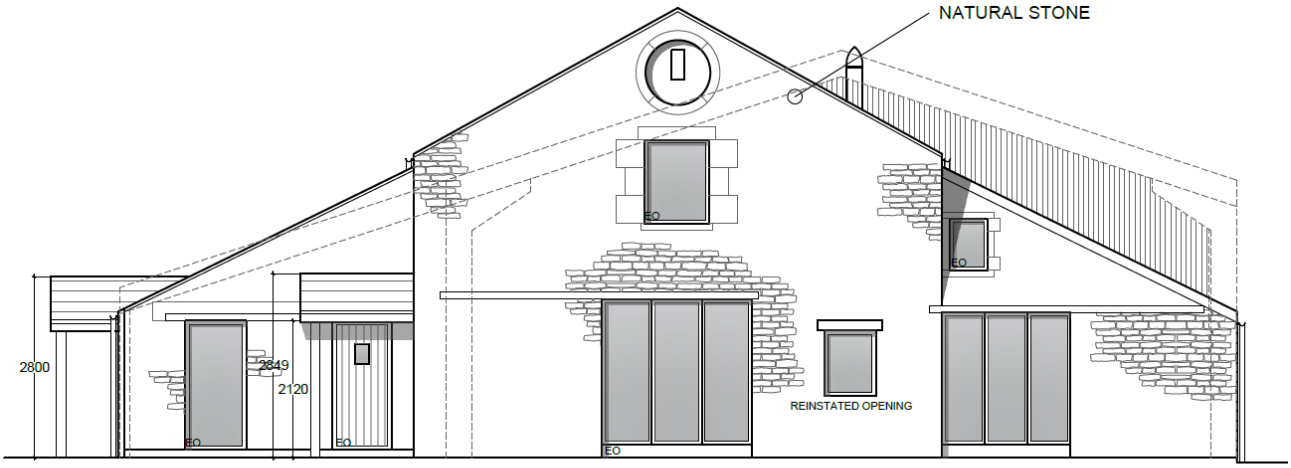
JUDITH DOUGLAS TOWN PLANNING LIMITED

Bomber Farm, Gisburn BB7 4HP.

Conversion of barn to one dwelling and retention of replacement agricultural building.



PROPOSED EAST SIDE ELEVATION
SCALE 1:100

Planning, Design and Access Statement January 2023
JDTPL0414

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1.0 INTRODUCTION

1.1 This planning application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant and seeks planning permission to convert a traditional agricultural barn to one dwelling, to modify a modern agriculture building for continuing use for agricultural purposes and part conversion to create a garage and storage for the proposed dwelling and retention of a replacement agricultural building (part retrospective).

1.2 This Statement will describe the application site and surroundings and the development being proposed. The relevant planning policies will then be discussed. We will demonstrate that the application complies with the development plan and other material considerations and conclude that planning permission should be granted.

1.3 This application should be read in conjunction with drawings:

6597 - PRE01 – Pre-Existing Plans

6597 - PRE02 – Pre-Existing Elevations

6597 - E01A - Existing Plans

6597 - E02A - Existing Elevations

6597 - E03 - Existing Site Plan

6597 - P01B - Proposed Plans and Elevations

6597 - P02A - Proposed Site Plan

6597 - P03 - Location Plan

Heritage Statement Sunderland Peacock Associates

Structural appraisal Les Gooding Design Ltd.

Protected species survey Bowland Ecology

Planning Statement (Agricultural) and Agricultural Information Form. John Pallister Chartered Surveyors.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 Bomber Farm is situated to the southeast of Gisburn. It comprises a farmstead group including a farmhouse with various domestic outbuildings and a traditional stone barn attached to which is a portal framed barn. To the east is a detached agricultural building and to the north is circular slurry tank. A powerline passes over the buildings.

2.2 The vehicle access is directly off the A59 which serves Bomber Farm and Wedacre Farm nearby. There are three existing passing places along the track before reaching Bomber Farm. A driveway leads off the vehicle access to a parking area in front of the house. The track to Wedacre passes to the south of the barn and provides access into the yard area to the east of the barn.

2.3 The access emerges onto the A59 where the speed limit is 30mph. The road has street lighting. The visibility for drivers at the access is good and at the mouth of the access there is sufficient space for two cars to pass. The access is also the route of a public footpath which passes to the south of Bomber Farm.

2.4 The applicants currently live in the farmhouse at Bomber Farm and farm the surrounding land. If planning permission is granted it is intended that they will occupy the barn conversion and continue to run the farm, and their son, and his family will occupy the farmhouse.

2.5 The GOV.UK flood map for planning indicates that the site is within flood zone 1 an area least likely to flood.

2.6 The site lies within an area of open countryside in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) proposals map.

3 THE PROPOSED DEVELOPMENT

3.1 The proposed development comprises the conversion of a traditional barn to one dwelling and the creation of a garage and domestic store by converting an existing agricultural building. It is proposed to demolish the round slurry tank and to partly demolish the portal framed building attached to the stone barn. The remainder of the portal framed building is to be retained. Part of the lean-to section of the portal frame has recently been erected and replaced an existing wooden agricultural building in the same location and of a very similar footprint. The rest of the lean to has had the roof and upper wall reclad. The application seeks permission in retrospect to retain this and convert part of it for use as garaging. Overall, the floor area of the agricultural building is to be reduced.

4 DEVELOPMENT PLAN POLICY

4.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2021).

Core Strategy (2014)

4.2 The following policies are of relevance to the proposal:

Ribble Valley Core Strategy:

- Key Statement DS1 (Development Strategy) sets out the development strategy for the Borough
- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- Key Statement EN2 (Landscape) Any development will need to contribute to the conservation of the natural beauty of the AONB
- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.
- Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
- Policy DMG3 (Transport and mobility) consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists and those with reduced mobility
- Policy DME2 Landscape & townscape protection) development should enhance local landscapes
- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DMH3 (Dwellings in the open countryside and the AONB) the conversion of buildings to dwelling is supported where they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.

- Policy DMH4 (The Conversion of Barns and other buildings to dwellings) – Permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape i.e. forms part of an already group of buildings and there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure.

National Planning Policy Framework (NPPF) Section 12 of the NPPF relates to the design of developments with emphasis placed on the linkages between good design and sustainable development. Paragraph 130 seeks to ensure that development adds to the overall quality of the area and is sympathetic to local character and history, built environment and landscape setting.

5 EVALUATION

5.1 The main planning issues to be considered in the determination of this planning application are:

- The principle of the development
- The assessment of heritage value.
- The design of the proposals
- Visual impact-the impact of the proposals on the quality of the landscape.
- Residential amenity.
- Ecology
- Highways

Principle of the development

5.2 The site is in the open countryside outside of the settlement boundary of Gisburn and the Conservation Area boundary. It is also outside the Area of Outstanding Natural Beauty and is not within Green Belt. Policy DMH3 limits new residential development in the open countryside or AONB to certain types of development. This includes the appropriate conversion of buildings to dwellings providing they are suitably located, and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction. The proposal is compliant in principle will policy DMH3.

5.3 The locational requirement of DMH3 is defined in policy DMH4 which supports the conversion of buildings to dwellings provided that the building is not isolated in the landscape and is part of an existing group of buildings. The building forms a group with the farmhouse and outbuildings at Bomber Farm. Policy DMH3 and DMH4 provide an exception to the

development strategy for the borough which is to focus new housing development to larger settlements. As such the proposal is not in conflict with Key Statements DS1and DS2.

5.4 The structural appraisal dated 18th May 2022 submitted with this application confirms that the building is in a good and stable condition and capable of being converted to a dwelling without the need for any demolition and or rebuilding work being necessary. The character of the building its materials and design are '*worthy of retention'* and it has a genuine history of being used for agricultural purposes. In principle the conversion of the barn to one dwelling is acceptable under policy DMH4.

5.5 Information on the agricultural history of the site and current agricultural activities and requirements has been provided. This sets out the justification for the retention of the modern agricultural buildings on the site and the release of the traditional stone barn from agricultural use and its conversion to one dwelling.

Assessment of Heritage Value

5.6 The barn to be converted is not a listed buildings or situated within a conservation area. A Heritage Appraisal has been submitted with the application. The statement of significance asserts *that "the barn possesses a limited intrinsic interest, and that this interest is insufficient to be able to establish the buildings as being of national importance, therefore it is not of a standard suitable for statutory listing and must only be considered to be of local interest, when grouped with the farmhouse and as part of the local agricultural landscape."*

5.7 The Heritage Impact Assessment concludes that the conversion of the barn to a dwelling is the optimum viable use for the buildings and will halt any deterioration. The historic and rural character of the building and its setting will be sustained and enhanced through the proposed improvements to the external of the barn, retention of interesting features and the reduction in the size of the portal frame which detaches it from the barn.

5.8 The barn has a strong agricultural character by virtue of its rustic vernacular appearance. The proposed conversion of the barn will provide a new optimum viable use that will be consistent with its conservation. The proposal complies with the requirements of Key Statement EN5, policy DME4 and paragraphs 194 and 203 of the NPPF.

Design

5.9 The barn which it is proposed to convert is a traditional two storey stone-built barn with a lean-to on the north and southern elevations. The lean-to roofs are covered in corrugated sheet. The southern lean-to extends beyond the western gable of the barn. The building is

built in coursed and random coursed stone except for the western gable which has been rebuilt in concrete commons. The openings in the barn have stone surrounds and are agricultural in character. On the east elevation at high level is a circular opening partly infilled. The roof of the projecting lean-to on the southern side is finished with stone copings.

5.10 Internally there are some interesting features including arched openings in the internal north elevation of the two-storey part of the barn. There is also a former cart entry now blocked in this wall. There are similar arched openings in the southern internal wall of the two-storey part of the barn. There are various rooflights in the main roof of the barn and opaque sheet within the corrugated sheet roofing. Please refer to the Heritage Statement for a more detailed description and photographs.

5.11. The proposed conversion re-uses or re-opens existing openings on the external walls of the building to light the interior. On the western gable a new opening is proposed on the ground floor to light the main living area. The opening is agricultural in character and in a position where opening of this type and scale are commonly found in the area see example at Horrocksford Old Hall Farm Clitheroe below. The opening echoes the existing opening in the gable of the southern lean-to.

Horrocksford Old Hall Farm, Clitheroe. Ground floor opening in the gable and lean-to.

5.12 There are only three existing openings in the walls at first floor. These are the large loading door in the western gable and a smaller loading door in the east elevation with the round opening above it at the apex of the gable. These openings have been used to light two bedrooms. A third bedroom at first floor and all bathrooms are lit by rooflights. Rooflights are also proposed at ground floor to provide supplementary light to the ground floor spaces. A small open porched is proposed on the southern elevation.

5.13 The proposed conversion of the stone barn to a dwelling retains the character of this traditional stone agricultural building through re-using existing or blocked openings and by keeping new openings to a minimum. The replacement of the corrugated sheet roofing with natural slate, providing light to the interior by the replacement of existing openings and opaque sheets with conservation roof lights will lead to an overall enhancement of the building.

5.14 The proposed porch on the south elevation is modest in size and has a simple functional design constructed with oak timber posts and a double pitched roof. The porch will appear subservient to the main building. The porch on the east elevation is tucked into the corner between the lean-to and the main two storey element. It has a single post to support a simple lean-to roof. This porch will also appear subservient to the main building.

5.15 It is proposed to demolish part of the existing modern agricultural building. This will lead to an enhancement of the setting of the building and reveal the original eastern gable of the barn. The space created between the barn conversion and the retained agricultural building will be used in connection with the new dwelling and provide access to the proposed garage and garden store. The garage and garden store are to be created from part of the existing agricultural building. By re-using part of the existing agricultural building, the development retains the agricultural setting of the building. It was considered preferable to retain the agricultural appearance of the existing building rather than constructing a standard double garage and store which could have had a less desirable domestic appearance .

5.16 The proposed conversion of the stone barn to one dwelling fully accords with the requirements of policy DMH4:the Conversion of barns and other buildings to dwellings and DMG1:Geneal considerations.

<u>Visual impact-the impact of the proposals on the quality of the landscape.</u>

5.17 The conversion of the barn to a dwelling provides a viable future for the building preserving its positive contribution to the landscape. The development will generally improve the setting

of the buildings by removing part of the attached agricultural building so that the original gable elevation is revealed and by reducing the amount of modern agricultural buildings on the site. The outdoor space associated with the dwelling is created from the clearance of part of the agricultural building and relates closely to the buildings.

5.18 The application also seeks retrospective permission for the retention of a replacement agricultural building. The pre-existing building was immediately adjacent to the northeast end of main agricultural building. It had a double pitched roof and a similar footprint to its replacement. The lean-to which replaces it is clad in profiled metal sheeting with the lower portion of the wall being in concrete. The existing lean-to has also been reclad to match. The appearance of the building is similar to other agricultural building on the site and within the rural area generally. The proposal preserves the visual qualities of the landscape and reflects local distinctiveness in the vernacular style, scale, features and building materials as required by Key Statement EN2 and policy DME2

Residential amenity

5.19 The proposed barn conversion will be occupied by the applicants who farm the land surrounding Bomber Farm and who own the agricultural buildings on the site. The farmhouse is to be occupied by the applicants' son.

5.20 The northern elevation of the barn faces towards the southern elevation of the farmhouse. There are no windows in the north elevation of the proposed barn conversion. The opening in the wall adjacent to the ground floor bedroom is access to an electricity meter. The proposed development preserves privacy between the existing and proposed dwelling and complies with the requirement of policy DMG1 in this respect.

5.21. As the occupants of the barn conversion are involved in and have influence over the agricultural activities on the site, there is unlikely to be conflict between the new residential use on the site and the existing agricultural activities. If the Council is concerned in this regard, a condition could be imposed to limit occupation of the barn conversion to persons and their household who have control over the agricultural activities at the site. A condition of this type was attached to planning permission granted in 2019 for the conversion of a barn to a dwelling at Cunliffe House Farm, Longsight Road, Langho BB6 8AD. Reference 3/2019/0716. It should be noted that vehicular and pedestrian access to the remaining agricultural building is from the east so that all activity associated with the agricultural building is screened from the proposed dwelling by the agricultural building itself. The proposal complies with the requirements of policy DMG1.

5.22 There is an existing communal bin collection area at the junction of the access with the main road. Bins for the proposed development will be stored in this area to allow the refuse collection team to empty bins from the road which is the current practice. This complies with policy DMG1.

Protected Species

5.23 A protected species survey is being undertaken. The recommendations in the report will be incorporated into the scheme so that the proposal full accords with the requirements of Key Statement EN4 policy DME3.

Highways

5.24 The access emerges onto the A59 where the speed limit is 30mph. The road has street lighting. The visibility for drivers at the access is good and at the mouth of the access there is sufficient space for two cars to pass. There are three passing places along the access. The proposed conversion provides four bedrooms. The site layout provides ample parking for cars in the yard area and with the proposed garage in excess of the 3 car parking spaces required by the Lancashire County Council car parking standards. The proposal complies with policy DMG1 and DMG3

6 CONCLUSION

6.1 Overall the proposed development retains the visual quality of this traditional group of buildings in the landscape and has the potential to improve the visual quality of the landscape by the reduction in the size of the modern agricultural buildings. The proposed domestic activity is contained within the group and in areas presently occupied by farm buildings.

6.2 The proposed conversion of the barn to a dwelling will secure the future of the building which contributes positively to the character of the landscape. The conversion to residential use represents the optimal viable use for the building. The location of the building within an existing group ensures that the proposals in principle fully accord with the provisions of the Core Strategy. We have demonstrated the proposed development complies with the requirements of the Core Strategy and the NPPF and as such planning permission should be granted.