



JUDITH DOUGLAS TOWN PLANNING LIMITED

Hilltop Barn, Clitheroe Road, Knowle Green, Preston.
PR3 2YQ.



Proposed alterations to barn conversion.

Planning, Design, and Access Statement.
JDTPL0443

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1.0 INTRODUCTION

- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants for alterations to the openings, removal of a porch and a small outrigger on the existing barn conversion at Hilltop Barn. Hilltop Barn was granted planning permission to be converted from an agricultural barn to a dwelling in the 1990's.
- 1.2 The application should be read in conjunction with:
- 2187 Ex 00b Location plan
 - 2187 Ex.01b Existing Site Plan
 - 2187 Ex.02b Existing floors plans and elevations
 - 2187 PL.15a Proposed site plan and floor plans
 - 2187 PL.16a Proposed elevations
 - Bat Report dated 22.02.2023
- 1.3 This Statement will describe the site and surroundings, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is within a group of buildings on the north side of Clitheroe Road to the east of Cowley Brook and forms part of the hamlet of Knowle Green. Knowle Green is characterised by its grouping of stone cottages, farms and agricultural buildings converted to dwellings along with the stone church which are clustered along Clitheroe Road and Cowley Brook. The land rises to the north and there is a significant belt of trees along Cowley Brook and along another watercourse to the north of the site which flows into Cowley Brook. The surrounding land is open fields.
- 2.2 The site comprises a barn conversion which has created a two-storey detached dwelling and a detached outbuilding used for ancillary accommodation and garage. Vehicle access is off Clitheroe Road which is shared with the neighbouring dwellings. The property is set within a large garden which is separated from the surrounding land and neighbouring properties by

large trees and substantial hedges. Permitted development rights for alterations to the building were removed when planning permission was originally granted for the conversion of the building to a dwelling.

- 2.3 The site lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and within an area of open countryside in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) proposals map. The barn conversion and nearby buildings are not listed buildings, and the site is not in a conservation area.
- 2.4 A public footpath 3-35 FP-4 runs along the site access and then runs east through the gardens of the neighbouring properties. It connects to footpath 3-2-FP1 which runs north adjacent to but outside the site boundary before crossing Cowley brook and climbing north. The GOV.UK flood map for planning indicates that the site is within flood zone 1 an area least likely to flood.
- 2.5 The existing buildings are constructed out of natural random stone with natural stone surrounds to the windows and doors. The roof is covered in blue slate.

3.0 THE PROPOSED DEVELOPMENT

- 3.1 Planning permission is required to change the openings in the exterior of the barn conversion and to create any additional openings as permitted development rights have been removed. On the north west elevation it is proposed to alter an existing opening at first floor to re-create a forking door opening, remove all openings on the ground floor and the porch and replace these with a single agricultural scale opening with external sliding door. On the north east elevation, it is proposed to adapt a window to a door, remove the outrigger and one window and replace these with one agricultural scale opening. It is proposed to add two rooflights on the lower roof-slope above the ground floor. No alterations to south west (front) elevation or the south east elevation are proposed.

4.0 PLANNING HISTORY

- 4.1 The planning history recorded on the Council's website includes the following planning applications.

Application	Address	Development	Decision
3/1990/0821	HILLTOP FARM, KNOWLE GREEN ROAD, KNOWLE GREEN, NR. LONGRIDGE	CONVERSION OF BARN TO DWELLING AND IMPROVEMENTS TO ACCESS ROAD	APPROVED WITH CONDITIONS 13/12/1990
3/1993/0599	HILLTOP FARM, CLITHEROE ROAD, KNOWLE GREEN	CONVERSION OF REDUNDANT STONE BARN TO DWELLING-HOUSE (RESERVED MATTERS)	APPROVED WITH CONDITIONS 18/10/1993
3/1993/0687	HILLTOP FARM, CLITHEROE ROAD, KNOWLE GREEN	DETACHED GARAGE	APPROVED WITH CONDITIONS 29/11/1993
3/2010/0821	HILL TOP BARN KNOWLE GREEN RIBCHESTER LANCASHIRE PR3 2YQ	PROPOSED GARDEN ROOM EXTENSION TO THE GARAGE. (RE-SUBMISSION OF 3/2010/0231P).	APPROVED WITH CONDITIONS Date : 11/11/2010

5.0 PRE-APPLICATION DISCUSSIONS.

- 5.1 Pre-application advice was sought from the Council prior to the submission of this application. The advice has been carefully considered and amendments to the scheme have been made drawing on the comments received. In particular the amount of glazing proposed has been substantially reduced.

6.0 THE DEVELOPMENT PLAN

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).
- 6.2 The following policies from the Core Strategy are the main policies relevant to the proposal.
- Key Statement EN2: Landscape
 - Policy DMG1: General Considerations
 - Policy DMG2: Strategic Considerations

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- Policy DME2: Landscape and Townscape Protection
 - Policy DME3: Site and species protection and conservation.
 - Policy DMH5: Residential and Curtilage Extensions

6.3 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

6.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6.5 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.

7 EVALUATION

7.1 The main planning issues are whether the alterations to the dwelling display a high standard of building design and are sympathetic to the host dwelling and whether the alterations to the building affect the visual qualities of the area generally.

7.2 Policy DMH5: Residential and Curtilage Extensions, allows for alterations to existing residential properties which comply with policy DMG1: General Considerations, and any relevant designations within which the site is located. Policy DMG1 requires development to be of a high-quality design that considers its context. Key Statement EN2: Landscape, seeks to protect, conserve and enhance the natural beauty of the area and expects development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. DMG2: Strategic Considerations, requires development to be in keeping with the character of the landscape and acknowledge the special qualities of the area.

- 7.3 Policy DMH4 relates to the conversion of rural buildings to dwellings. As the building has already been converted to a dwelling the policy is not directly relevant to this application. In addition, the permission for the conversion scheme was granted in the early 1990's or thereabouts and predates this policy.
- 7.4 The submitted scheme aims to enhance the agricultural character of the building by removing inappropriate domestic features and replacing these with new openings which are agricultural in scale and character. By enhancing the agricultural character of the building, the development will contribute positively to visual amenity of the immediate area and the landscape quality of the AONB. The barn prior to its conversion was not of high quality in terms of its character. The barn conversion was not faithful to the original building and as it stands today it is a mixture of original and non-original stonework and openings.



1 Hilltop Barn existing north west elevation



2 Hilltop Barn Existing north east elevation

Character

- 7.5 The character of Hilltop Barn both before conversion and after conversion is relevant to this application. The principle of the conversion of the barn to a dwelling was granted in 1990 as an 'outline' planning permission followed by details of the designs of the conversion in 1993. The Council's records of the permission granted in 1993 includes a 'survey as existing' drawing which shows the plan and elevation of the building prior to conversion. Appendix 1 Survey as existing 3/93/0599 and below. This drawing shows a two-storey barn with lean to shippon on the north east (rear) elevation which wrapped around the south east gable. There is no wagon entrance and there are four regularly spaced openings on the south west (front) elevation. The four regularly spaced openings are uncharacteristic of barns in this area. Notes are on the drawing to say that the central section of the south west elevation was to be rebuilt. Openings are shown on the north west elevation (gable) including a tall forking door in the upper level. Two openings as are shown in north east (rear) elevation and no projection/outrigger. The barn before it was converted, does not appear to be a very good example of its type and appears to have been altered.

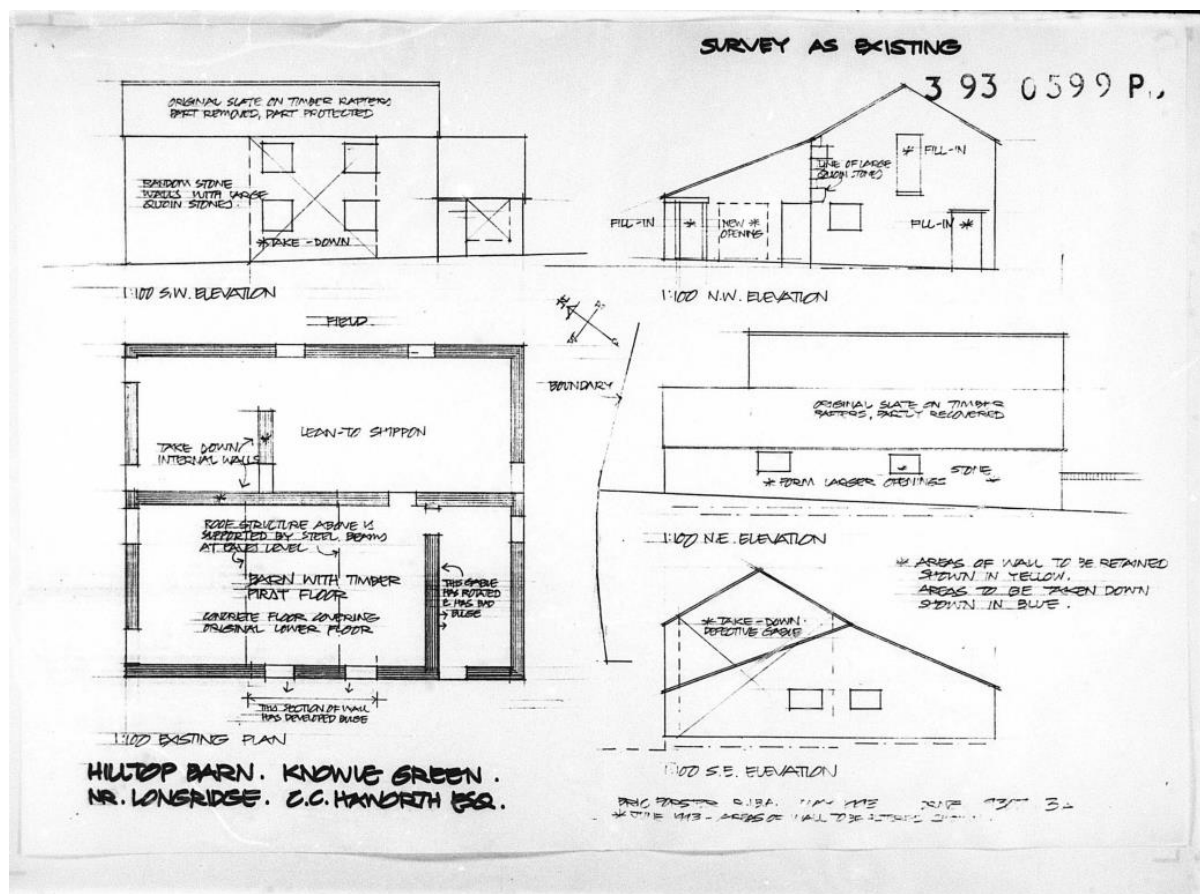


Figure 1. Hilltop Barn prior to conversion

- 7.6 The approved conversion scheme proposed extensive alterations to the building. Substantially rebuilding the south west elevation introducing entirely new openings and creating a central projection, loosely with the appearance of a wagon entrance. A first floor was added over the shippon on the south east elevation and an external chimney stack. See appendix 2 1993 plans appendix 3 1993 elevations. The conversion of the barn followed the intentions of the approved scheme but departed from it in the size and position of some of the openings. On the rear north east elevation a small projection/outrigger was added and four regular sized openings. On the north west gable the position of the first floor windows was altered and the position of the ground floor doors may have altered. All openings within the building appear to have been given new stone surrounds further obscuring whether or not the openings are their original size and in their original position.
- 7.7 Due to the high level of change that occurred at the time of conversion, the building now has a far more domestic character and appearance than that of an agricultural barn. The window openings are very regular in size and position. They are also very domestic in scale and shape and this together with the addition of an external chimney flue gives the building the

look of a house rather than a converted barn. It is also difficult to decipher how much of the building is original and how much has been rebuilt. The addition of the garage granted in 1993 and garden room ancillary accommodation granted in 2010, the mature garden and landscaping unequivocally characterise the site as a whole as being in domestic in nature.

- 7.8 Traditional barns in the Ribble Valley are characterised by their high ‘solid’ to ‘void’ ratio of walls to openings, low number of openings and the agricultural scale of the openings. The Historic England publication *Adapting Traditional Farm Buildings* Section 3 *Adapting Farm Building* on “Openings” says *“Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design . In many cases it is probably best to follow existing patterns on the building or other similar farm buildings. New opening can also be expressed in a modern semi-industrial way without resorting to making them appear ‘historic’.”* See Appendix 4 Historic England – Adapting Traditional Farm Buildings.
- 7.9 The aim of the proposal is to address the overly domestic appearance of the building by removing the overtly domestic features of the porch on the north west elevation and the projecting feature/chimney on the north east elevation. At the same time, openings which are agricultural in character are to be introduced to enhance the agricultural character of the building. Overall, the amount of openings (solid to void ratio) in the north west elevation remains the same.
- 7.10 On the north west gable elevation where there are currently six openings this will be reduced to three. The existing timber porch will be removed. A first-floor window is to be enlarged and will have the appearance of a forking door opening. The small first floor window is retained. Creating irregular sized openings will enhance the agricultural appearance of the building. At the ground floor all openings will be replaced by a single large agricultural scale opening. It is not unusual to find openings of this size and scale on the gable of barns which were introduced in the twentieth century to accommodate machinery within the barn. Often these openings have a sliding door over, and the opening has been provided with one to reflect this. An example is provided below see Photograph 3. Horrockford Old Hall Farm, West Bradford Road Clitheroe BB7 4QD. This shows openings in the gable of the barn covered with sliding doors and a forking hole above.



3. Horrocksford Old Hall Farm, Clitheroe. Ground floor openings with sliding doors.

- 7.11 The four existing openings and the small projection on the north east elevation are not original. The small projection is an incongruous feature created to provide a fireplace for the lounge and is wholly domestic in character. It is to be replaced by a large agricultural scale opening which will strengthen the agricultural character of the building. The openings in the north west and north east elevations follow the Historic England advice quoted above by using features which are expressed in a modern semi-industrial way.
- 7.12 These carefully designed changes using openings which are distinctly agricultural and non-domestic in appearance, enhances the agricultural character of the building by significantly diluting its overtly domestic appearance.
- 7.13 The roof currently has one rooflight in the front southwest roof plane and three in the rear north east roof plane. It is proposed to introduce two additional conservation type roof lights in the rear roof slope at low level. No new openings are proposed on the front roof slope. The rear roof plane is large, extending from the ridge to the ground floor eaves as a 'cat slide' roof. The roof will remain largely unbroken.

Landscape impact.

- 7.14 The site is very well screened in the landscape. The proposed alterations are not visible from the public footpath leading from Clitheroe Road. The south and eastern boundary of the site have substantial hedges which completely screen the building from public view. See photographs 4 and 5. The building is set down in the landscape. There are only glimpse views of the rear of the building from the public footpath as it descends from the north towards Cowley Brook. See photograph 6. The building is screened by a substantial tree line along Cowley Brook. It is not visible from the footpath below the gate or from the footbridge over the brook. The building is at a lower level than the cottages to the south. See Google earth image and photograph 1.



4. Public footpath to the east of the site looking north. The mixed species hedge on the left of the picture separates the path from the site.



5. Laurel evergreen hedge along the south side of the site which obscures the view of Hilltop Barn from the public footpath. View from the public footpath looking north towards the site.



6. View from the public footpath to the north looking south towards the site. Trees along Cowley Brook provide screening and there is only a glimpsed view of Hilltop Barn.



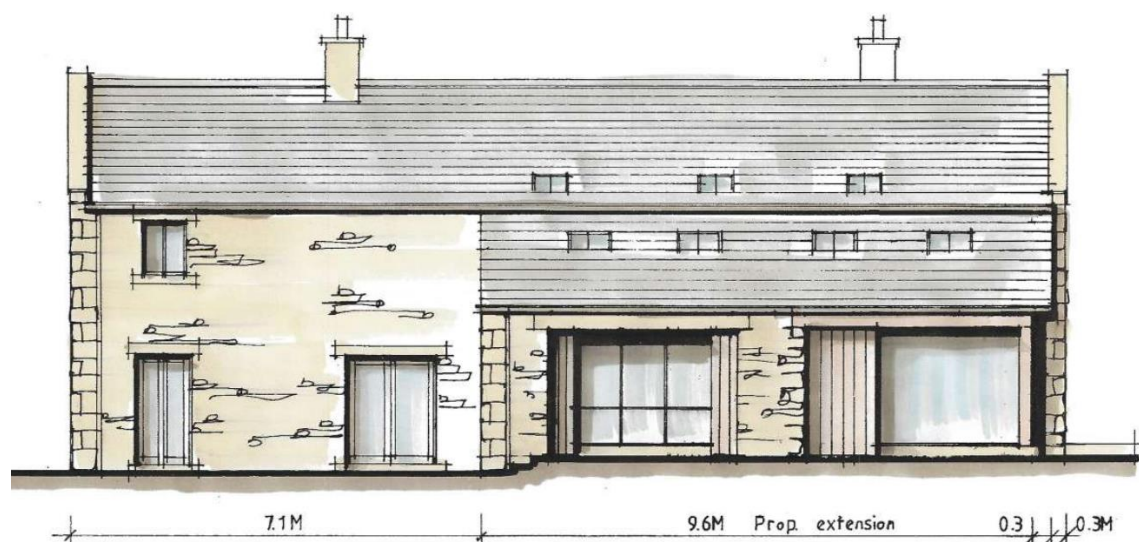
Google Earth aerial Image

- 7.15 The proposed additional roof-lights are at a low level on the rear elevation only. The majority of the rear roof plane remains without openings. Given that the building is particularly well screened in the landscape due to the surrounding dwellings, planting within gardens and the belt of trees which line Cowley Brook the alterations to the building will not be prominent in the landscape.
- 7.16 Overall the proposed alterations will enhance the agricultural appearance of the barn and will contribute positively to the visual quality of the Area of Outstanding Natural Beauty in line

with the requirements of Key Statement EN2 and policies DMH5, DME2, DMG1 and DMG2 of the Core Strategy.

Design references.

- 7.17 The proposed larger opening in the rear N.E elevation has been inspired by similar proposals for alterations to barns approved in the Ribble Valley. These include an extension to a converted barn at Woodeaves Barn Waddington 3/2021/0779 and New Ing Barn a barn conversion 3/2018/0079 (both buildings in the AONB) and Moor Bottom Barn 3/2010/0705.



North East / Rear Elevation

Figure 2 Woodeaves Barn Waddington 3/2021/0779

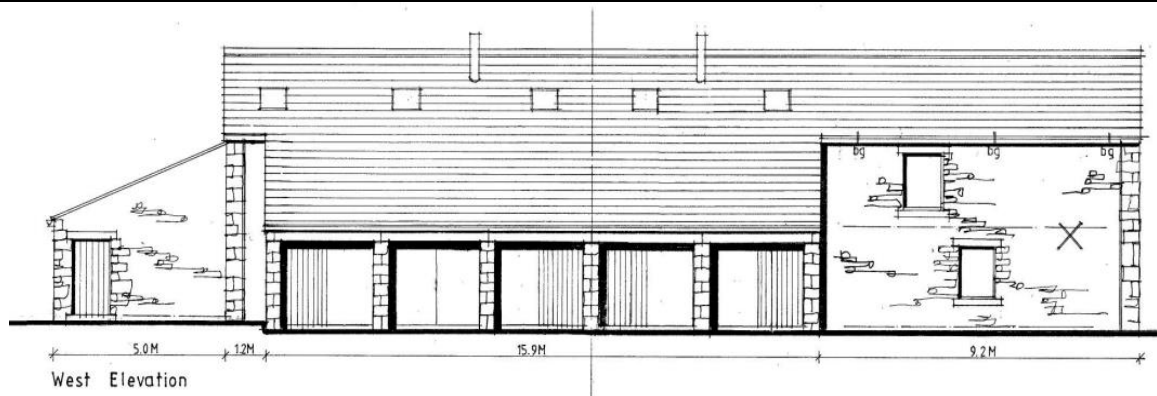


Figure 3 New Ing Barn Bolton By Bowland 3/2018/0079



7. Moor Bottom Barn, Knowle Green 3/2010/0705

7.18 The use of new large agricultural scale openings has been accepted on other barn conversions in the area. At Morton House Farm, Birdy Brow, Clitheroe within the AONB, approval was given for the insertion of a large wrap-around window 3/2017/0816 see figure 4.



Figure 4 Morton House Farm, Birdy Brow Clitheroe 3/2017/0816

At Eatoughs Barn, Fleet Street Lane Ribchester reference 3/2017/0765 planning permission was granted for the change of use from barn to dwelling, including alterations to elevations to reduce the number and size of window and door openings. The Officer's Report states, *"The proposal includes the addressing of the unsympathetic openings that are currently present. The proposal includes alterations to the fenestrational arrangement on all elevations. This would reverse the harm done to the building through previous consents and unauthorised works. It is further proposed to inset of large expanse of glazing to the west elevation. This would consist of four glazing panels."* and *"In view of the above, it is considered that the proposed development would address the unsympathetic openings that are currently present on the application building resulting in a more rural appearance."* The Officer concluded that overall, the proposed scheme was a more sympathetic and in keeping with the surrounding area and buildings. See photographs 8 and 9, Appendix 5 Proposed elevations and Appendix 6 3/2017/0765 Officer Report We suggest that a similar approach to this is appropriate at Hilltop Barn.



8. Eatough Barn Front elevation



9 Eatough Barn Garden elevation

Other matters

7.19 The existing access and parking arrangement are not affected by the development.

- 7.20 A bat survey carried out on the 21st February 2023. A report is submitted which concludes that there is no indication that bats were roosting in the building, no bats were observed using the building for roosting and the property is considered to be of negligible potential for roosting bats. The proposal is in compliance with Policy DME3: Site and species protection and conservation.

8 CONCLUSION

- 8.1 The proposed alterations to the barn conversion are of a high-quality design which enhances the agricultural character of the building and will contribute positively to the visual quality of the Area of Outstanding Natural Beauty in line with the requirements of Key Statement EN2 and policies DMH5, DME2, DMG2 and DMG1 of the Core Strategy. The proposed development displays high quality design as required by the NPPF. The proposal fully accords with requirements of Core Strategy policies EN2, DMG1, DMG2, DME2 DME3, and DMH5.

Appendices

Appendix 1 . 1993 Survey as existing 3/93/0599

Appendix 2. 1993 approved plans 3/93/0599

Appendix 3. 1993 approved elevations 3/93/0599

Appendix 4. Historic England – Adapting Traditional Farm Buildings.

Appendix 5 Eatoughs Farm Ribchester Proposed Elevations

Appendix 6 Eatoughs Farm Ribchester Delegated Item File Report 3/2017/0765