

Planning Supporting Statement of Case

CONVERSION OF EXISTING BARN INTO
RESIDENTIAL USE

EVESENS FARM
SIMONSTONE LANE
SIMONSTONE
BB12 7NU

Trevor Hobday Associates
Author: Trevor Hobday MRTPI



This statement is made in support of a detailed planning application submitted to Ribble Valley Borough Council by Peter Hitchen Architects Ltd [PHA] for the conversion of a redundant stone built barn to a detached dwelling at Evesons Farm, Simonstone Lane, Simonstone.

1 Site Location

- 1.1 The application site lies on Simonstone Lane and approximately 200m from its junction with the main A671 Whalley Road. The barn itself is substantial both in terms of footprint and overall site curtilage; however, such curtilage is compatible with and comparable to the curtilage of dwellings to the north of the site. There is also a terrace of dwellings on the opposite side of Simonstone Lane to the west, together with a further large detached dwelling. Vehicular access is effectively directly onto Simonstone Lane albeit from a very short section of track that has clearly served the farm complex for many years.
- 1.2 The main A671 provides public transport access to the wider area [Clitheroe/Burnley/Nelson]. There is a primary school within 250m of the site and further small retail facilities/petrol station/leisure facilities in Read.
- 1.2 The whole of the application site sits within the Green Belt as defined in the Core Strategy.

2 Planning History

- 2.1 There is no specific history attached to the application site. However, the planning authority is respectfully referred to their pre-application consultation response dated 23 April 2023 under reference RV/2023/ENQ/00013, the case officer being Kathryn Hughes. It is reasonable to conclude that the general planning thrust of the overall response is supportive; the principle of conversion sits comfortably within the policies referenced though it is noted that, whilst the

officer states that the site lies within the Green Belt, no reference appears to be made to the specific green belt policies either in the Core Strategy [CS] or the National Planning Policy Framework [The Framework]. However, I'm satisfied that the principle of the proposal, a barn conversion, meets the test of Green Belt Policy in that specific regard.

3 The Proposal

- 3.1 The proposal is a detailed planning application that seeks consent for the conversion of a redundant former barn into a private dwelling. PHA have produced a detailed design and access statement which sets the context within which the proposal has been prepared. It is not the purpose of this planning supporting statement to reiterate those details. Suffice to say that PHA have paid full regard to the comments and views expressed in the pre-application response and more specifically to policies DMG1, DME4 and DMH4, in putting together this detailed application proposal.
- 3.2 The full details of the proposal are set out in the application form, detailed plans, graphics and project design statement prepared and submitted by PHA. The design and access statement [from PHA] forms an integral part of the application submission. It will be noted that the submitted details include additional supporting statements with regard to the structural integrity of the barn, a protected species/ecological report and a Heritage Assessment having regard to the fact that the farmhouse [but not the application barn] is grade 2 listed.

4 Planning Policy and Guidance

- 4.1 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 development plan comprises the adopted Ribble Valley Core Strategy.

Relevant Core Strategy policies

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN1 – Green Belt

Key Statement EN5 – Heritage Assets

Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport and Mobility

Policy DME2 – Landscape and Townscape Protection

Policy DME3 – Site and Species Protection and Conservation

Policy DME4 – Protecting Heritage Assets

Policy DMH3 – Dwellings in the Open Countryside & the AONB

Policy DMH4 – The conversion of barns and other buildings to dwellings

National Planning Policy Framework (NPPF)

Chapter 2 achieving sustainable development

Chapter 5 delivering a sufficient supply of homes

Chapter 8 promoting healthy communities

Chapter 9 promoting sustainable transport

Chapter 11 making effective use of land

Chapter 12 achieving well designed places

Chapter 13 Protecting Green Belt land

<i>Chapter 14</i>	<i>Meeting the challenge of climate change, flooding and coastal change</i>
<i>Chapter 15</i>	<i>Conserving and enhancing the natural environment</i>

National Planning Practice Guidance (NPPG)

5 Planning Policy Appraisal

A The Principle of development

Proposals affecting the Green Belt–Chapter 13 [The Framework]

- 5.1 Green Belt policy per se [including that set down in the Core Strategy] is essentially that laid out in The Framework. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

At paragraph 149 of chapter 13, it makes it clear that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

a) buildings for agriculture and forestry;

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness

of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would: – not have a greater impact on the openness of the Green Belt than the existing development; or – not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.2 It is clear and obvious from the submitted detail contained in this planning application that the proposal does not relate to “new buildings”. Permission is sought for the conversion of a substantial barn into a private dwelling. There is no proposed change in the extent of footprint and no change in the extent of curtilage; they will remain exactly as they are now.

5.3 In terms of the proposal meeting the requirements of paragraph 149 of chapter 13, it is considered that 149[g] is the most relevant and material consideration. It is respectfully submitted that the proposal cannot be considered as

inappropriate and by definition therefore, harmful to the Green Belt. As a consequence, the proposal meets the requirements of Green Belt policy in this specific regard.

B The Appropriateness of the conversion in terms of policies DS1, DMG1, DMG2, DMH3, DMH4

5.4 The application site lies notionally outside the boundary of the settlement of Simonstone as defined in the Core Strategy. Notionally because it lies immediately adjacent thereto. The site lies on Simonstone Lane and is approximately 200m from its junction with the main A671 Whalley Road. The barn sits within an existing farmstead and group of buildings including the farmhouse. There is a substantial and long established terrace of dwellings on the opposite side of Simonstone Lane to the west together with a further large detached dwelling to the north.

5.5 The barn is neither remote nor isolated from the settlement and frankly forms an integral part thereof in terms of its links thereto. PHA have paid due regard to the relevant policies and, more importantly, to the comments made by the case officer in the pre-application enquiry response, particularly insofar as they relate to the overall design and external appearance of the conversion, the fenestration and number of window openings. It will be noted that the footprint of the existing barn is not altered, nor is its overall curtilage. The form and mass of the existing barn remains as it is and therefore the potential impact upon adjoining uses is not compromised in terms of scale, massing or relationship to other building and uses. All utility services are within the immediate and adjoining site; no new/additional services will be required to serve the conversion. The proposal is entirely sustainable in terms of meeting all current building regulations insofar as they relate to energy efficiency, carbon footprint and all other issues relevant to considerations of climate change.

5.6 It is respectfully considered that the application proposal meets the Core Strategy requirement in the context of the policies listed above.

C The appropriateness of the conversion in terms of policies DS2, DM12, DMG3,

5.7 The application site lies on Simonstone Lane and approximately 200m from its junction with the main A671 Whalley Road. There is also a terrace of dwellings on the opposite side of Simonstone Lane to the west together with a further large detached dwelling. Vehicular access is effectively directly onto Simonstone Lane albeit from a very short section of track that has clearly served the farm complex for many years. The main A671 provides public transport access to the wider area [Clitheroe/Burnley/Nelson]. There is a primary school within 250m of the site and further small retail facilities/petrol station/leisure facilities in Read.

5.8 It is considered that there will be no material or adverse impact upon the existing road infrastructure as a consequence of the proposed development. Safe access already exists and can be improved upon if considered necessary by the highway authority. The development is not reliant upon private means of transport, a regular bus service runs along the A671 with a minimum of 2 buses an hour in both directions. The services runs within 250m of the application site. No public rights of way are compromised as a result of the proposal.

5.9 It is respectfully considered that the application proposal meets the Core Strategy requirement in the context of the policies listed above.

D The appropriateness of the conversion in terms of policies EN5, DME3, DME4

5.10 The barn the subject of the application is not listed nor is it a building identified as being of local heritage significance. However, Evesons Farm house is Grade

2 Listed. Though some distance away from the barn, a fact acknowledged by the case officer in her pre-application response, in the interests of completeness, a full and detailed heritage assessment has been undertaken and forms part of the application submission. The conclusions confirm that the proposed conversion does not prejudice the integrity of the listed building.

- 5.11 As the application proposal is for conversion of a barn, it is necessary to understand whether there will be any impact upon the local ecology particularly in regard to species and habitat protection and, if so, what appropriate mitigation measures can be put in place to safeguard and protect any such species so affected. An ecology survey has been undertaken and the report forms part of the application submission.

6 Conclusions

- 6.1 This planning application seeks detailed consent from Ribble Valley Borough Council for the conversion of a redundant barn to a detached dwelling. Whilst the barn is notionally outside the established settlement boundary as defined in the Core Strategy, the barn clearly occupies a position that forms part of an established pattern of residential development on the outskirts of the settlement of Simonstone. The site lies within the defined Green Belt in the Core Strategy.
- 6.2 The project architects PHA, have been involved in this project from its inception. The detailed submission, comprising the plans, graphics, project analysis statement together with all supporting statements, sets the whole context of the proposal particularly insofar as it relates to the issues raised.
- 6.3 It is respectfully submitted that the application proposal is fully in compliance with the overall aims and objectives of the Ribble Valley Core Strategy and the National Planning Policy Framework. It is considered that this application

submission has identified the issues raised in the Core Strategy and Framework together with those put forward in the positive pre-application enquiry response and addressed them and that no planning, technical or environmental constraints exist which would weigh against the proposal. It is submitted that the development should be supported and approved with appropriate planning conditions as identified elsewhere in this statement.

Trevor Hobday MRTPI

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