

Supporting Statement for Planning Application for change of use to Hough Clough Barn Annex.

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General site information.

The attached file contains photographs showing the Hough Clough Barn exterior and parking arrangements. The Annex is the mixed stone and rendered building in this photo and is attached to the garage. The property is approached from Hough Clough Lane, which is classed as a quiet road and then along a private driveway, that means the annex is not seen from the public road. Parking is available for approximately 6 cars on the private driveway local to Hough Clough Barn and annex and 2 in the garage. If required, secure bicycle parking is available in the garage. Hough Clough Barn is in a rural area of Chipping parish and is part of a small hamlet of five dwellings that used to make up Hough Clough Farm. The annex is single storey and constructed of stone and rendered block walls and was converted along with the main house in the 1990s. (Planning Permission 3/94/0477/P 18/10/1994). Further planning permission was granted in 2003 for minor external modifications (3/030390/P 19th June 2003). The annex is currently residential use and has been used as a games room, casual accommodation and utility room with shower and toilet since 2004. Utility meters for services are located within the main dwelling and the garden is shared.

Proposed Use

This change of use is to allow good use of an existing annex building which is detached from the main dwelling of Hough Clough Barn. The annex is currently of sound structure and habitable with a large main room, kitchen/utility room and shower room with toilet. The existing building will provide flexible use as a granny flat, subsidiary accommodation for the main dwelling, home office or for letting. The utility room will be retained for use as part by the main house, and there is no intention to sell the annex as a separate property.

The intention is to retain the annex as part of Hough Clough Barn property whilst providing the possibility of independent living as outlined below. Sketch no 1 shows the proposed internal layout of the annex to allow the uses proposed. It can be seen from Sketch no 1, that the building will remain in part use by the main dwelling as a utility room. The internal and external doors will also allow wheel chair access. There will be no significant increase in noise to the local environment due to this change of use, as the annex is already in use as a games room.

The annex will create ideal accommodation for our elderly relative [REDACTED] where [REDACTED] can enjoy independent living, and also the reassurance, security and assistance [REDACTED] close by. Currently, [REDACTED] lives distant to the area [REDACTED] which is a 60min journey of 37 miles, and that is if the roads are clear. We currently support [REDACTED] by cleaning, DIY jobs, shopping, gardening, driving her to appointments as well as emotionally, and for any emergencies. This means it is difficult to assist [REDACTED] in a timely fashion when required. [REDACTED] will require increasing ongoing support as time goes by and there is little or no local suitable accommodation in the local Chipping area. The converted annex will provide modern, warm and comfortable living close to her daughter on a full or part time basis, depending on her needs. It is likely that [REDACTED] will live for part time in the converted annex to begin with, but the flexibility of the build will allow her to become full time if she wishes to in the future.

When not in use by [REDACTED], the annex will sometimes be used as letting accommodation (holiday, short or long term) complete with bedroom, office, kitchen and bathroom facilities. The facilities will be to modern standards (including improved insulation and heating) and consist of 4

rooms (bedroom, open plan living room with kitchen and diner, office/bedroom and a shower room). Internet to the property is B4RN fast fibre broadband, which is extended to the annex and allows home working. The building work is internal and 'like for like' replacement of the main entrance door, so does not require additional planning permission. The descriptions given in this supporting note is for information to demonstrate the intended use of the property.

The area supports farming, many barn conversions provide accommodation for people who commute to local businesses and tourism. The nearby Bowland Fells and Beacon Fell attract walkers, glider pilots, paragliders, cyclists and other tourists, and there is a critical shortage of holiday accommodation. We anticipate the holiday let will support this tourism, providing quality accommodation close to the local amenities. The traffic impact on local roads is anticipated to be minimal, as we will only have one visiting party at a time, and they will be close to local tourist amenities. We do not believe this proposal will have any adverse effect on highway safety and convenience. The Annex is sufficiently remote from the neighbouring properties to not provide any noise or nuisance issues, and with adequate parking does not cause parking issues with neighbours. The property is large enough to easily accommodate tourists. Clear instructions will be given to any visitors concerning local rights of way and easements associated with the property, to ensure that neighbours privacy is respected.

The proposals will support the local economy in so far as the proposal provides tourist accommodation in short supply, forming an important part of the local economy. The accommodation makes sustainable use of an old farm building, currently with residential use, and will contribute to and strengthen the areas visitor economy.

The change of use will benefit:

- Our elderly relative enormously, by improving [REDACTED] quality of life and wellbeing and having comfortable accommodation close by [REDACTED]
- Remove workload from social and health services as we will be able to assist with the social and health care [REDACTED]
- Local economy through homeworking
- Local economy through letting of the accommodation and attracting tourism to the Area of Outstanding Natural Beauty.
- The local heritage by preserving and making good use of an old traditional farm building
- ourselves through homeworking and, retaining our employment in the local area and minimising the amount of time commuting to Merseyside.
- The environment and traffic due to less commuting to Merseyside

Summary

Whilst we are no experts in local planning objective, we have read a number of similar approved planning applications and believe the change of use will meet local planning objectives, be a

sustainable use of Hough Clough Barn Annex and has no adverse local affects (such as impact on highways, or the environment). Additionally, the change of use will be sympathetic to the privacy and needs of immediate neighbours.