



Studio
Charrette

**Change of use from Agricultural Building to
Use Class C3 (single residential dwelling)**

Land at Pendleton Road, Wiswell, BB7 9BZ

Planning Statement

Introduction

Studio Charrette has been commissioned to prepare a planning application for full planning permission for the change of use of an agricultural building to a residential dwelling (Use Class C3) at Land at Pendleton Road, Wiswell, BB7 9BZ.

This application is supported by the following documents:

- Planning application form;
- Correct fee;
- Planning and Heritage Statement (this document);
- Site location plan;
- Existing and proposed elevations and floor plans.

Figure 1: Site Photo



Application Site

The site comprises an agricultural field and a former agricultural building.

The property is at the edge of the Wisell settlement and is set back from Pendleton Road behind mature trees and hedges. The structure comprises a timber exterior with a metal roof. It benefits from an access on to Pendleton Road.

The site is located in the Northwest region of England apart of Wiswell & Barrow.

Figure 2: Site Location Plan



Planning History

The following applications have been registered for the property:

3/2018/0989:

Proposed extension to existing agricultural building. Regularisation of the existing building (Approved)

3/2022/0345:

Discharge of conditions 3 (Materials) 7 (Replacement Trees) and 8 (Boundary Treatments) from planning permission 3/2018/0989. (Approved)

3/2023/0746

Certificate of Lawfulness for existing use of agricultural building as a dwellinghouse. (Refused)

3/2024/0252

Regularisation of use of agricultural building as a dwellinghouse. (Not determined)

Application reference 3/2023/0746 was refused as a breach of condition notice was served on the property within 4 years of the alleged start of the breach.

The council refused to determine application reference 3/2024/0252 due to a live enforcement notice being in place at the time of consideration. The enforcement notice has since been complied with as confirmed in an email from Steve Maggs on Tuesday 18th June 2024. There are therefore no live planning enforcement notices relating to the use of the property for residential use.

The Proposal

The applicant is seeking full planning permission for the change of use of an agricultural building to Use Class C3 residential.

Use

The site is no longer feasible for agricultural use. The existing barn on the site will be left to dereliction unless a suitable alternative use is provided.

The building is structurally sound and so is ready to be converted into an alternative appropriate use without the need for major alterations.

The applicant is seeking to convert the property into residential use. The property will be occupied by the applicant, a local person that is unable to rent or buy alternative accommodation on the open market. The property would therefore fulfil a local need for a form of affordable housing.

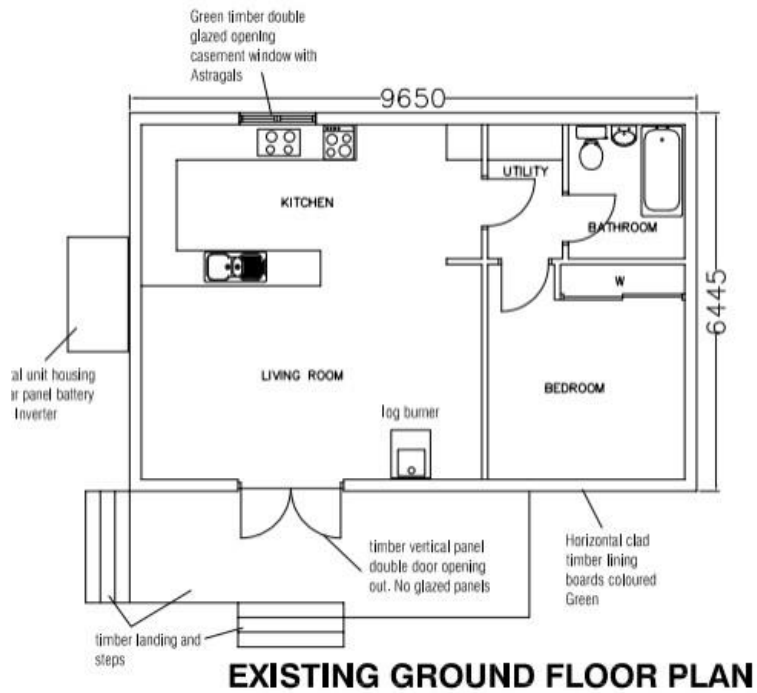
Design

No changes to the external design and appearance of the property will be necessary for the conversion to residential use.

Access and parking

Access to the site is via the original agricultural entrance from Pendleton Road. There is ample space on the site for all parking to be accommodated within the curtilage of the dwelling.

Figure 3: Floor plan



Planning Policy Context

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

National Policies:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance

Nationally Described Space Standards

Adopted Local Plan Policies:

Ribble Valley Core Strategy relevant policies:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Sustainable Development
- Key Statement DMI2 – Transport Considerations
- Policy DMH3- Dwellings in the open countryside and AONB
- Key Statement DMH4 - The Conversion of Barns and Other Buildings to Dwellings
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport & Mobility
- Policy DME1 – Protecting Trees & Woodland
- Policy DME2 – Landscape & Townscape Protection

Assessment

Principle of development

The National Planning Policy Framework (NPPF) has a general presumption in favour of sustainable development.

Paragraph 8 of the NPPF notes that sustainable planning includes *“a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”*.

Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development that accords with the development plan should be approved unless material considerations indicate otherwise.

Para 11 of the NPPF (and footnote 8) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted.

Policy DMH3 of the Ribble Valley Core Strategy states:

‘Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to 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 application relates to the conversion of an existing lawful building within the countryside. The building has already been found to be appropriate in terms of design and scale for the setting. No changes will be made to the external appearance of the building as part of the conversion to residential use.

The proposed development should be considered a sustainable development and fully compliant with relevant planning policies.

Change of use

Policy DMH4 of the Ribble Valley Core Strategy states:

Planning permission would be granted for the conversion where:

- 1. the building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and*
- 2. there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
- 3. there would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*
- 4. there would be no detrimental effect on the rural economy, and*
- 5. the proposals are consistent with the conservation of the natural beauty of the area.*
- 6. that any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significantly preserved or, if this is not possible, then any loss adequately mitigated.*

The building to be converted must:

- 1. be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alteration, which would adversely affect the character or appearance of the building. The council will require a structural survey core strategy adoption version to be submitted with all planning application of this nature. this should include plans of any rebuilding that is proposed;*
- 2. be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and*
- 3. the character of the building and its materials are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*
- 4. the building has a genuine history of use for agriculture or another rural enterprise*

The property is at the edge of a settlement, and has neighbouring properties to the east and south. It therefore does not comprise an isolated building within the open countryside.

There are no requirements for public expenditure on the provision of utilities and infrastructure to the site.

As part of the change of use no external design changes will be necessary and so there will be no impact on the surrounding landscape or the character of the property. The existing building has already been assessed via a planning application as being an appropriate development within this location.

There will be no impact on the rural economy. It is not viable to run the site as a viable agricultural business and it has not been in agricultural use for a number of years.

No changes are required to the existing building, and therefore the proposed development will not result in any impacts on the local landscape or nature conservation.

The building is structurally sound and no alterations are required for the change of use.

It is approximately 63sq.m, which far exceeds the NDSS minimum space standard for a one-bedroom property.

The building was retrospectively approved for agricultural use in 2018 and is seen as an appropriate style and scale for the site.

The building has been on the site since at least the 1960s. It was originally used for the storage of agricultural machinery, feed and associated equipment associated with the use of the surrounding land for agricultural purposes. It therefore has a genuine history of use for agriculture.

The Core Strategy supports the provision of new affordable homes. Paragraph 4.17 recognises the challenge of providing new affordable homes in the area, and notes that it may be appropriate to allow the conversion of existing buildings to affordable housing. The property will be occupied by the applicant, a local person that is unable to rent or buy alternative accommodation on the open market. The property would therefore fulfil a local need for a form of affordable housing.

The proposed change of use would make best use of this former agricultural building. The change of use should therefore be considered acceptable in principle.

Landscape and ecology

Policies Policy DME1 and DME2 require development proposals to ensure there is no impact on the landscape and ecological value of sites.

The proposal is for the change of use of a former agricultural building. No extensions of the building or hard landscaping are proposed. The proposal will therefore not result in any harmful impacts on the landscape or ecological value of the site.

Conclusion

Following a review of the proposals applicable policy and material considerations it is of our view that the development is in general conformity with all applicable policies as previously illustrated.

We see no reason for the council to refuse our request for planning approval and kindly request for a timely decision to be made in line with applicable guidance of the NPF.