

## DESIGN AND ACCESS STATEMENT

**Date:**

19<sup>th</sup> September 2024

**Prepared by:**

Alex Green – AMG Architectural Ltd

**Applicant and on behalf of:**

Mr G. Gregson & Ms S. Mercer – 1 Ferry Butts

**Address:**

1 Ferry Butts  
Garstang Road  
Chipping  
PR3 2QJ

**Application Type:**

**FULL PLANNING APPLICATION \_ Change of use of an Agricultural/ Commercial Building to Domestic Residential.**

**Notes:**

This statement should be read with planning drawings 01 and 02

The relevant planning history of the site which relates to this application is as follows:

- 6/10/1171: New workshop, garage and store.
- 3/2023/0738: Demolition of existing garage and workshop and replace with 2 storey extension of living accommodation and domestic garage.

The existing building subject to conversion and does not have a current live use other than for domestic storage to 1 Ferry Butts.

The main planning policy which is relevant to this type of application is DMH4. This outlines the following:

***POLICY DMH4: THE CONVERSION OF BARNs AND OTHER BUILDINGS TO DWELLINGS***

***10.21 PLANNING PERMISSION WILL BE GRANTED FOR THE CONVERSION OF BUILDINGS TO DWELLINGS 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 SIGNIFICANT 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 ALTERNATION, WHICH WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF THE BUILDING. THE COUNCIL WILL REQUIRE A STRUCTURAL SURVEY**

**Core Strategy Adoption version 106**

**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 HE 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 re-use of existing rural buildings provides an important opportunity to preserve buildings that contribute to the areas character and setting, can usefully provide a housing resource and promote sustainability. It is important however in an area such as Ribble Valley that this is carefully managed through the development management process and that clear guidance is offered.*

*The conversion of buildings should be of a high standard and in keeping with local tradition. The impact of the development, including the creation of garden area and car parking facilities (or other additions) should not harm the appearance or function of the area in which it is situated. Access to the site should be to a safe standard and be capable of being improved to a safe standard without harming the appearance of the area. Proposals will also be determined having regard to the Historic Environment Local Management (HELM) Good Practice guidance on the Conversion of Traditional Farm Buildings.*

**\*\*\* Extract taken from Ribble Valley Borough Council Core Strategy 2008 – 2028. A Local Plan for Ribble Valley. Adoption Version. Published December 2014.**

## **1.00 INTRODUCTION, HISTORY AND CONTEXT**

**1.01** The existing building in question is a 2-storey structure which abuts the host dwelling house, 1 Ferry Butts. The dwelling house is a traditional stone-faced cottage, which was originally 2 cottages and likely constructed in the 1840's. To the West of the house is an attached building which is set back from the road and in line with the host dwelling house.

**1.02** The application site is a rural location in the Forest of Bowland Area of Outstanding Natural Beauty, (AONB) Southwest of the village of Chipping. Whilst the site is outside of the main settlement of Chipping, it is in a developed area and near to a group of properties Southeast which were originally part of the Black Hall Farm estate.

**1.03** The last known use of the building that we wish to convert is a joinery workshop, which was approved in 1963. (Ref: 6/10/1171) This application seeks to convert the building only and link it internally to 1 Ferry Butts to create a larger dwelling house. Justification for the development is considered further in this statement.

## **2.00 DESIGN, LAYOUT AND APPEARANCE**

**2.01** The existing building to be converted currently include rough textured sand cement rendered external walls, and a green corrugated metal sheet roof finish. These finishes are not characteristic to the AONB and do not compliment the surrounding open countryside. The proposed finishes will be constructed from high quality materials characteristic of the open countryside. These include vertical timber cladding to the walling and natural slate roof tiles to provide continuity with the host dwelling house.

**2.02** The internal layout has been designed to offer a layout which connects with the existing dwelling house. The converted building will be easily accessed from the ground floor by opening the internal wall from the existing kitchen. Upstairs the first floor will be accessed from the stair already in-situ in 1 Ferry Butts.

**2.03** The proposals will integrate all of the existing door and window openings in the existing building and there will be minimal structural alterations apart from a new opening on the rear elevation to offer an aspect to the rear garden and a window at first floor in the gable end.

## **3.00 AMOUNT OF DEVELOPMENT**

**3.01** The works are a conversion of an existing building only and the amount of development is not of material value.

## **4.00 SCALE AND PROPORTION**

**4.01** The works are a conversion of an existing building only and the scale and proportion is not of material value.

## **5.00 SITE ECOLOGY**

**5.01** A bat survey is enclosed with this application, which demonstrates a 'negligible to low' possibility of roosting bats in the existing building. Therefore the site ecology is not adversely harmed. The development may be complimented with bird and bat boxes to boost the ecology of the site.

## **6.00 ACCESS**

**6.01** The site vehicular access will not be affected by the proposals. The development will enable a minimum of 3no. vehicles to park 'off street.'

## **7.00 SUSTAINABILITY**

**7.01** The development is sustainable in the sense that the works are restricted to an existing building only. Any building materials required will be locally sourced. The works will be undertaken by a local building contractor, also and supporting the local economy.

**7.02** There are several local amenities nearby in the nearest main settlement in the village of Chipping. This includes a local shop, cafes and public houses. The development will not adversely harm the use of these amenities.

## **8.00 LOCAL ENVIRONMENT**

**8.01** The local environment is enhanced in the sense that the works will enable a more visually attractive development which is more in keeping with the AONB for the Forest and Bowland Area.

## **9.00 CONCLUSION**

**9.01** The application makes use of an existing redundant building which is unlikely to be used for its current purpose in the future. The proposals will significantly improve the living accommodation at 1 Ferry Butts and the appearance of the property in context with the open countryside and AONB. As a result, we trust that the application can be supported by the Local Authority.