
**Tan Yard Farm,
Ribchester Road,
Hothersall PR3 3YA**

*Proposed extension and
remodelling (with
associated building works)
to the existing barn, to
create a detached dwelling
(previously subject to
approval 3/2023/0075)
together with the erection
of a detached double
garage with habitable
living space above, as
an annexe to that family
dwelling, and external
works and change of use
of land to residential
curtilage.*

**Supporting Planning
Statement**

January 2025

TB Planning

1.0 INTRODUCTION

- 1.1 The applicant has purchased Dwelling 3 – a barn conversion and detached double garage - approved under Planning Permission 3/2023/0075.
- 1.2 He hoped to provide independent living accommodation for [REDACTED] [REDACTED] within the barn conversion so that he could provide care [REDACTED] as required [REDACTED] However this would necessitate extension to the converted barn which he has been advised would not be acceptable.
- 1.3 As an alternative he is now proposing a modest increase in the size of the proposed detached double garage to provide small self contained living unit within the roof space.
- 1.4 Although a relatively modest change to the approved design and appearance of the development, the description does not provide for this additional “sheltered” accommodation above the garage and so this submission is a full planning application for “dwelling 3” as a whole with a description making explicit reference to the “granny annexe”.
- 1.5 The applicant appreciates that the planning authority may not consider it appropriate that this unit be occupied other than in conjunction with the use of the barn as a single family dwelling.
- 1.6 He is agreeable to a condition restricting the future occupation of the accommodation for this purpose.

2.0 THE SITE AND SURROUNDINGS (see Location Plan and Google aerial view below and overleaf).

2.1 The application site consists of a traditional stone barn located at the end of an access track approximately 200 metres from Ribchester Road at a point on that road just under halfway between Longridge and Ribchester an overall distance by road of 3.5 miles. The barn was one of 2 associated with Tan Yard Farm the farmhouse of which is located to the south east of the access road. The access road is a public right of way linking into a footpath at the end of the access road.

2.2 To the North East is a sewage works and residential development on Asturian Gate. There is also a short row of semi-detached dwellings on Ribchester Road approximately 185 metres to the North East.

LOCATION PLAN
TAN YARD FARM • RIBCHESTER ROAD • HOTHERSALL • PR3 3YA



2.3 The wider site of Tan Yard Farm is in the process of being developed as a small development of 3 residences created from the farmhouse and the 2 stone barns (see photos below and planning history). The applicant is yet to complete the conversion works to the barn and move in. He has made a start on the associated double garage but ceased work awaiting the outcome of this application to create living accommodation in the roofspace above it.



Looking down access road to garage construction works on right with farm building to be converted and remodelled on left and other barn conversion under construction on left.



Looking at garage construction, original farmhouse on right and roof joists of other barn conversion visible above garage.

3.0 SITE HISTORY

3.1 The relevant planning history for this property and the other barn conversion and for Tan Yard Farmhouse and associated land is set out below. Only approved applications have been included.

3.2 The Barns

Application 3/2021/0771

PRIOR NOTIFICATION OF AGRIC BLDG TO DWELLINGHOUSE

[Comment on this application](#)

Prior notification of the proposed change of use of two traditional stone barns to form three new dwelling houses with associated building works including the insertion of new door and window openings to achieve natural light in all habitable rooms.

Application 3/2023/0075

Applications for full consent

Proposed extensions and remodelling (with associated building works) to the existing two barns, to create two detached dwellings (previously subject to approval 3/2021/0771) together with the erection of two proposed detached garages and external works and change of use of land to residential curtilage.

Application 3/2024/0063

Discharge of Conditions

Approval of details reserved by condition 9 (Historic Building Survey) of planning permission 3/2023/0075.

3.3 The Farmhouse

Application 3/2023/0074

Applications for full consent

Proposed two-storey and single-storey rear extensions, alterations to roof-pitch over existing lean-to, detached garage and extension to domestic curtilage.



Approved Site Plan under permission reference 3/2023/0075 showing planned extensions to farmhouse 3/2023/0074

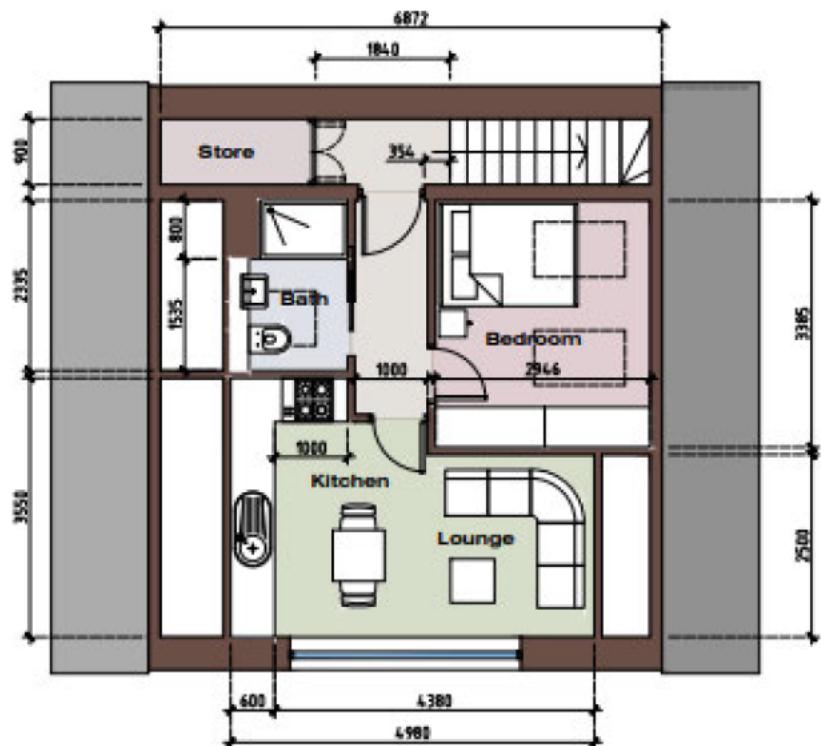
4.0 PROPOSALS (see floorplans and elevations)

- 4.1 Whilst the application is for the entire residential curtilage of what was referred to as Barn 3 in planning approval 3/2023/0075, this section will only describe proposals for the amended garage/residential annexe and for certain other aspects of the development subject by condition to subsequent approval under that planning permission.
- 4.2 All aspects of the extension and remodelling of the stone barn remain as approved within that permission.

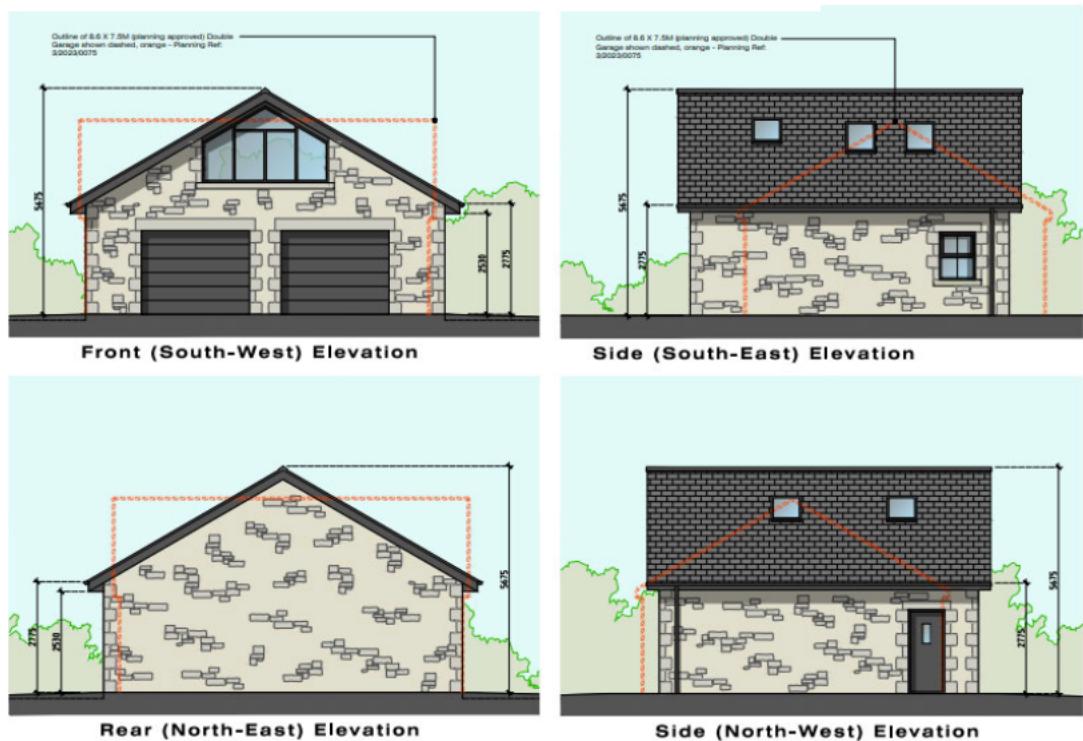


4.3 The garage has been increased slightly in terms of its footprint (see dashed lines showing approved siting) and moved forward from the property boundary. Instead of the roof being pitched front to back the ridge line now runs front to back with a window to the living accommodation above the garage doors and further daylighting to the living space provided by the incorporation of velux windows in the roof.

4.4 The granny flat will be accessed from a door at the rear of the north west elevation via a staircase. The applicant's [REDACTED] is currently in good health but this could accommodate a stairlift if eventually required.. Accommodation will comprise a small combined kitchen/sitting room, a bathroom and bedroom (see plan extracts overleaf).



FIRST FLOOR PLAN



5.0 COMPLIANCE WITH PLANNING POLICY

- 5.1 In assessing the compliance of this application with policy close regard has been accorded to those policies and considerations identified as relevant by officers in assessing the previous application for the wider development of which this application covers one of the 2 plots.
- 5.2 Thar report identified relevant policy considerations as:-

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMH3: Dwellings in the Open Countryside
Policy DMH4: The Conversion of barns and other Buildings to Dwellings
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

- 5.3 Insofar as there are no changes to the approved design of the barn conversion, this appraisal will focus on the impact that the incorporation of an annexe/granny flat within a redesigned double garage might have on policy compliance.

Principle of Development

- 5.4 In terms of the principle of incorporation of this additional accommodation, the freeing up of a larger dwelling by an elderly person downsizing is supported by government policy. At both the national and local level there is acute awareness of the shortfall between housing needs and dwelling provision and the challenge in achieving the levels of housebuilding necessary to meet those needs.

5.5 In that context, the recently published NPPF introduces a new standardised methodology for assessing housing need by authority. As is the case with many authorities this significantly increases Ribble Valley's housing requirement.

5.6 Another highlighted challenge for national government is the provision of social care for the elderly. In making provision for his mother to live in a granny annexe, the applicant is reducing the prospect of or at least putting back the time at which [REDACTED] may require sheltered accommodation.

5.7 Ribble Valley's Strategic Housing Assessment Report concludes
Older people- Ribble Valley has an ageing population that are equity rich and cash poor, the majority of which are home owners. However, **Ribble Valley has a lack of sheltered accommodation**
The Need Surveys across the Ribble Valley parishes highlight elderly households housing needs in particular for one to two bedroom sheltered accommodation or bungalows, **near to local services and family**

5.8 Looking to the longer term, my client is agreeable to a condition being imposed on the permission restricting occupation to a member of the household.

5.9 The principle of provision of a double garage is established by the existing planning permission. The impact of this being increased somewhat in footprint and height is covered in the following sections that identify policy considerations relevant to design and appearance and amenity.

Impact Upon Residential Amenity

5.9 The garage, albeit larger than that approved, has been pulled away slightly from the boundary. Whilst the ridge is now slightly higher than that approved and closer to that boundary there will be no unacceptable impact upon the amenity value of the adjacent space by virtue of loss of daylight or sunlight, or in terms of it appearing dominant or overbearing.

5.10 Nor will there be any issues in terms of overlooking or loss of privacy as the annexe/granny flat has no windows in its north-east elevation.

Visual Amenity/External Appearance

5.11 The existing permission has established the principle of incorporating within the former farm complex newbuild garaging of a conventional residential form as consistent with development plan policies.

- 5.12 In terms of design and appearance the proposed larger garage is not considered to have any net adverse impact that would offend against any of the requirements of policies on countryside, landscape, townscape and design.
- 5.13 Nor is it considered that it would affect the enjoyment of walkers making use of the public right of way through the site.

Impact on the Historic Environment

- 5.14 Any concerns on this front have been addressed through the discharge of condition 9 to the approved scheme 3/2023/0075.

Impact on Trees

- 5.15 The applicant is happy to replace the tree affected by both the originally approved garage and by the revised proposal now submitted (as noted on the delegated officer report on application 3/2023/0075) and is happy to accept a condition to that effect as required by that approval.

Biodiversity

- 5.16 Proposals to address the Biodiversity Net Gain requirement are set out in a supporting submission to the application.

6.0 CONCLUSIONS

- 6.1 The changes proposed in this application to the development originally approved (3/2023/0075), introduce no conflict with planning policy either in terms of the incorporation of a self-contained residential unit above the garage or by virtue of the modestly increased and reconfigured physical form of the double garage.
- 6.2 The application also includes proposals to address the Biodiversity Net Gain requirement introduced since the original permission was granted.
- 6.3 As such the application should be approved.

APPENDIX

OFFICERS REPORT ON APPROVAL OF APPLICATION 3/2023/0075

Principle of Development:

CS Policy DMH3 supports 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.

CS Policy DMH4 states that planning permission will be granted for the conversion of barns and other 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 a 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 alteration, which would adversely affect the character or appearance of the building.
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 building has a genuine history of use for agriculture or another rural enterprise.

In respect of the above, Officers consider that:

1. The buildings are suitably located and well-related to other existing buildings – notably, the adjacent dwelling over the track and the nearby dwellings/building along Ribchester Road.
2. Given the presence of nearby domestic properties it is considered unlikely that there would be any unnecessary expenditure by public authorities/utilities with regard to the provision of infrastructure.
3. Impacts upon landscape and natural beauty will be assessed within the Visual Amenity/External Appearance section.
4. Officers do not consider that there would be any detrimental effect on the rural economy. The buildings already have prior approval consent granted for conversion to residential.
5. Impacts upon the conservation of the natural beauty of the area will be assessed within the Visual Amenity/External Appearance section.
6. There have been no identified nature conservation aspects that require significant preservation or adequate mitigation.

Although no structural report has been submitted it is acknowledged that there is a fall-back position in that the building have prior approval for conversion. In that prior approval application they were considered suitable for conversion. The only difference here is that Barn 3 (smaller barn) is proposed to have a +500mm roof lift together with single storey rear extension and front porch. However these alterations and additions are not considered to amount to extensive building or major alteration which adversely affect the character of the building. In addition, it is evident, following consultation with Archaeology, that the barns have a modest and genuine history in association with the use of agriculture.

Given the above, the proposal is considered compliant with DMH3 and DMH4 subject to consideration against additional material planning considerations.

Impact Upon Residential Amenity:

As per Core Strategy Policy DMG1, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

In this sense, the proposal is considered acceptable particularly in relation to any impact on existing adjacent dwellings. Any dwellings off Ribchester Road are at least 100m away and as such are not considered to be impacted in this regard. With regard to the farmhouse opposite, it is noted that this is an existing relationship between primary elevations that are not sited directly opposite one another (there is a considerable discrepancy with regards to the angle of the relationship) and as such it is not considered either dwelling will impose any unacceptable impact on amenity or quality of life in relation to overlooking or loss of privacy, appearing dominant or overbearing, or resulting in any loss of light.

With regard to the amenity of the existing occupiers, it is noted that the space directly in-between the two buildings would be utilised as parking/hardstanding and not private amenity space, and there would be no unacceptable overlooking or loss of privacy between the two buildings themselves. Given the above the proposal is considered compliant with DMG1 (Amenity).

Visual Amenity/External Appearance:

As per CS Policy DMG1, all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials. Further consideration is given to CS Policy DME2, which states that 'development proposals will be refused which significantly harm important landscape or landscape features including:

1. *Traditional stone walls*
2. *Ponds*
3. *Characteristic herb rich meadows and pastures*
4. *Woodlands*
5. *Copse*
6. *Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management)*
7. *Townscape elements such as the scale, form and materials that contribute to the characteristic townscapes of the area*

In this sense, following assessment and subsequent design alterations submitted by the applicant, the proposal is considered acceptable with regard to both DMG1 and DME2. The design features incorporated are subtle and reflect the historic agricultural nature of both buildings. Existing openings have been used to incorporate windows and doors, with additional windows considered to be sympathetic or on less significant elevations. The addition of a modest number of roof-lights is considered acceptable given they are minor in size and do not dominate the roofscape. The materials utilised are to be matching, and where it is considered that a contrasting element would be more appropriate this has been incorporated utilising set-back timber cladding. Where additional built footprint is sought, such as the extension on Dwelling 3, this has been set-back and set-in from the side to ensure it remains sympathetic, and incorporates a matching pitched roof, with appropriate elevational and design treatments. Characteristic agricultural features (such as the catslide roof and cart entry) have been retained and enhanced where possible.

Given the above the proposal is considered acceptable with DMG1 and DME2.

Highways and Parking:

Following consultation with LCC Highways, further information was requested in relation to the size of the garages and details surrounding boundary treatments. The applicant has subsequently amended the plans to address the concerns, which is considered acceptable with boundary treatments to be secured by condition. No further concerns have been identified and as such the proposal is considered acceptable from a Highways perspective.

Impact on the Historic Environment:

As per KS EN5, the Council states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings, recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.

In addition, DME4 states that the Council will make a presumption in favour of the protection and enhancement of the heritage assets and their settings.

The barns themselves are not listed nor do they sit within a Conservation Area but they do hold an element of historical significance given their age and use. As such, following consultation with LCC Archaeology, a condition for historic recording is sought.

Protected Species:

Following submission of a valid and up-to-date Protected Species Report, the buildings are identified as low risk of supporting protected species and it is not considered that further surveys are required, nor is it considered that a Natural England EPS License would be required. Survey recommendations in the form of mitigation can be secured by condition.

Impact on Trees:

The development would involve the loss of a Class B: Sycamore tree and a Class C Willow tree which is necessary to facilitate the site access and garage. It will be necessary to mitigate the impact of their removal with new tree planting to be secured by condition.

Impact on Public Footpath:

A PROW runs through the site along the track however the development proposal does not propose to block off this route.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.