

Design & Access Statement

Change of use of holiday accommodation to residential use. Construction of a domestic kitchen

Clough Farm Barn
Catlow Road
Slaidburn
Clitheroe
BB7 4AQ

On behalf of Russell Thompson [REDACTED]

John Metcalfe
Rural Futures
[REDACTED]
[REDACTED]



This statement has been structured with reference to CABE best practice guidance; Design & Access Statements – how to write read and use them. CABE 2006. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site

3.0 Design Principles and Concepts:

4.0 Access:

5.0 Planning Context

6.0 Conclusion

Images

Plans & Drawings (attached separately)

Appendix A (attached separately)

Appendix B (attached separately)

SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for the change of use of a barn conversion as holiday accommodation and the construction of a domestic kitchen on behalf of Russell Thompson [REDACTED]. The document should be read in conjunction with the planning application forms, plans and supporting documents.
- 1.2** Clough Farm Barn is owned by Russel Thompson [REDACTED]. The property was converted to holiday accommodation in 1993 by Russell's parents. The approval was subject to conditions that the property should not be occupied for more than 28 days or as a permanent residence. The approval was subject to a Section 106 agreement which carried a clause agreed with RVBC that the council would release the owners from that restriction if planning permission was granted in the future. Details of the legal agreement together with correspondence between the legal representatives of both parties and the head of planning are attached as Appendix A.
- 1.3** Due to changing trends in holiday lettings, falling occupancy levels and increasing costs of maintenance coupled with the declining health of [REDACTED] management of the property as a tourism unit became untenable.
- 1.4** In [REDACTED] Russell and [REDACTED] began living in the property which was convenient for Russell's job [REDACTED]. The ownership of the property together with land was transferred to Russell in that year.
- 1.5** Upgrades to windows and the internal layout of the property have taken place and in 2021 a kitchen extension was added to the original footprint of the building.
- 1.6** This planning application is for the change of use of the conversion as a residential dwelling and the addition of the domestic kitchen. Whilst it is acknowledged that the application should have been made prior to the residential occupation we believe that the use of a converted of a redundant barn for residential use would be compatible with the policies of the local plan.

SECTION 2 CONTEXT OF SITE

Assessment

- 2.1 Clough Farm Barn is located approximately 2 miles north of Slaidburn and 350 metres west of Catlow Road.
- 2.2 The property lies to the west of Clough Farm curtilage.



- 2.3 The site is located within the Forest of Bowland National Landscape approximately 300 metres east of the Bowland Fells SSSI/SPA.
- 2.4 The Environment Agency flood maps for planning show the area is in Flood Zone 1 with a low risk of flooding. EA flood maps also show there is no risk from surface water flooding.
- 2.5 There are no public rights of way (PROWs) within the site.
- 2.6 Foul water drainage is to a septic tank system which was designed to the appropriate building regulations standards at the time of the barn conversion. No additional bedrooms have been added.

Proposed development

- 2.7 No additional works are proposed.

SECTION 3

DESIGN PRINCIPLES & CONCEPT

Design

- 3.1 The barn conversion and kitchen development has been carried out to a high standard with particular regard for the local vernacular.
- 3.2 Windows and door openings have stone lintels, cills and jambs. Quoins are natural stone.
- 3.3 The roof is blue slate.
- 3.4 All window and door frames are hardwood with double glazed units.
- 3.5 External flagging is reclaimed Yorkshire flagstone and stone effect flags.
- 3.6 The design of the building is appropriate within the rural location. The appearance is harmonious to the rural setting and character of the area. Images are shown below.

SECTION 4 ACCESS

Access

- 4.1** Access to the site is via the existing farm track from Catlow Road.
- 4.2** There is adequate room for turning and parking within the site. Access and egress is in a forward direction.
- 4.3** The vehicle movements associated with the development are consummate with a single family. The applicant lived at Clough Farm prior to occupation of the barn and as such additional vehicle movements are minimal.
- 4.4** Access for emergency services is unrestricted with adequate turning and operating space for emergency vehicles.

SECTION 5 PLANNING POLICY CONTEXT

5.0 Planning History

Application 3/1991/0710 Conversion of redundant barn to holiday flats
(Approved)

Application 3/2023/0453 Certificate of Lawfulness - Existing
Certificate of Lawfulness for existing use of holiday let as permanent dwelling contrary to condition 4 of planning permission 3/1991/0710 (conversion of redundant barn to holiday flats) and S106 Agreement dated 26 March 1993.
(Refused)

Planning Policy
National Planning Policy Framework

5.1

Requiring good design

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Clough Farm Barn has been developed to a high standard with high regard to the local vernacular. Materials have been carefully considered and the building reflects the character of the area.

Achieving well-designed places

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

The proposed development has incorporated a design and materials which respects the character of the area.

Local Planning Policy Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

5.2 KEY STATEMENT EN2: LANDSCAPE

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

The proposed development is within the Forest of Bowland National Landscape (AONB). The conversion meets all the principles the council expect within this policy.

KEY STATEMENT DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.

2. 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.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

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.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY

DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.
2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

The barn is developed to a high standard of design. Access for a single dwelling and will have no significant impact on the highway network. The amenity of neighbours is unaffected. The development has no negative impact on the environment.

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

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 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.

- **Clough Farm Barn is located within a group of existing buildings (not isolated).**
- **Services are in place.**
- **The proposed use will have no detrimental impact on the landscape qualities of the area.**
- **The development will not have a detrimental impact on the rural economy. The development is consistent with the conservation of the natural beauty of the area.**
- **All building works are completed**
- **No further extensions are required**
- **The character of the building is appropriate within the setting**
- **The building was originally a redundant barn**

SECTION 6 CONCLUSION

- 6.1** As holiday trends changed and the demand for holiday flats approved in 1991 became less popular occupancy levels fell. The units became unviable as a business and concerns regarding Mrs Thompson's health prompted a decision to cease lettings.
- 6.2** Russel Thompson and [REDACTED] have resided in the property since [REDACTED] Council tax has been paid for the whole period of occupation. (See attached statement at Appendix B)
- 6.3** The conversion of the building has been carried out to a high standard and meets Local Plan policies for the conversion of a redundant barn. RVBC gave a legal assurance that the owners would be released from the occupancy restriction applied to the original application should planning approval be granted for alternative development.
- 6.4** We believe that the planning application submitted is congruent with the current national and local plan policies.

February 2025

Images



Principle elevation (North)



North and west elevations



Rear elevation (South)



Rear elevation (South) and part of east elevation



East elevation showing the kitchen extension