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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **22.03.22** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **y** | **Photos uploaded** | | | | **y** |  | | | | | | |
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| **Application Ref:** | | | 3/2022/0102 | | | | | |  | | | | |
| **Date Inspected:** | | | 14/02/2022 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
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| **Development Description:** | | | | | Conversion of a former agricultural barn into residential accommodation to form an annexe to and extend the curtilage of Higher Lickhurst Farm. | | | | | | | | |
| **Site Address/Location:** | | | | | Higher Lickhurst Farm Twins Brook Road Chipping PR3 2QT | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Bolton with Leagram Parish Council have no objection. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | | No objections subject to technical conditions | | | | | | | | |
| **LCC Archaeology:** | | | | | Request that archaeological recording of the building, in particular the roof trusses, is made. | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN2: Landscape**  **Policy EN4: Biodiversity and Geodiversity**  **Policy EN5: Heritage Assets**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DME2: Landscape and Townscape Protection**  **Policy DME3: Site and Species Protection and Conservation**  **Policy DME4: Protecting Heritage Assets**  **Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings**  **Policy DMH5: Residential and Curtilage Extensions** | | | | | | | | | | | | | |
| **Relevant Planning History:**  None relevant | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is part of a group of buildings formerly associated with the farmstead at Higher Lickhurst Farm some of which have been previously converted to dwellings. It is in an isolated position accessed via a private lane approx. 0.5 miles from the road and 3 miles to the North of Chipping. The barn proposed to be converted is a traditional stone barn located on a farmyard adjacent to the dwelling. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the conversion of the stone barn to a two-bedroom annexe and extension of curtilage to incorporate it. | | | | | | | | | | | | | |
| **Principle of Development:**  The conversion of the barn to form extended living accommodation to the dwelling is supported by policies DMG2 and DMH4 of the core strategy. In areas of open countryside, the reuse of existing buildings is preferred rather than new build. The barn appears structurally sound and capable of conversion and the application is supported by a structural report which concludes this is the case. The submitted plans show that minimal external alterations are proposed to the building.  The floor plans indicate that the annexe will not provide fully self-contained living accommodation in the absence of a kitchen.  The site lies within the Forest of Bowland AONB and therefore consideration must be given toward the impact on the protected landscape. | | | | | | | | | | | | | |
| **Residential Amenity:**  The barn lies within a group consisting of the farmhouse and former agricultural buildings. The use of the barn for extended living accommodation is not expected to cause any detriment to nearby residents through noise and disturbance and there are no new windows introduced that would result in a loss of privacy. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The conversion of the barn would be within the parameters of the existing building but there are some minor external alterations proposed.  Nine rooflights are proposed to the front and rear roof slopes. These will allow a first floor to be installed and are considered the least intrusive solution to allow light into the upper floor as currently the only window openings are at ground floor level. A condition shall be imposed to ensure that these are conservation style to minimise the impact on the roofscape.  There is a lean-to structure to the rear of the barn which is in poor structural condition, it is proposed to alter part of this to form a fully glazed sunroom. This is not characteristic of traditional barns; however it will be within the existing parameters of a lean to, with a lightweight appearance and the part visible from the yard and public footpath will be retained as existing. Being fully glazed it will expose the stonework of the original barn and will not be visible outside the immediate site. As such it is considered acceptable. The retained part of the lean to will be walled up with a tall narrow window inserted.  The south elevation currently has two doors and a window and it is proposed to retain the door to the left side and reuse and extend the other two openings to form tall narrow windows into the lounge of the annexe. New openings should be kept to a minimum and it is considered that these in the context of the building as a whole the rural character will be maintained.  The large opening to the front will have a barn door installed to form a garage.  It is proposed to extend the residential curtilage to incorporate the barn, the area to the rear of the barn appears to be used as garden and forms a logical boundary to the property. The planning statement confirms that there will be no other extension of curtilage than the formation of an annexe within the barn.  It is considered that the character of the building will be maintained and its use for extended domestic purposes will secure its long-term future being redundant for the purposes of agriculture. It is considered that the conversion will be sympathetic to the traditional farmstead and landscape character of the AONB and accords with policies EN2 and DMG1. | | | | | | | | | | | | | |
| **Heritage:**  The adjacent farmhouse is Grade II listed and the duty at section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 says: “In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”  It is not considered that the conversion would detract from the significance as the farm house as it will still be read as a subservient building with physical and historic connections to the former farmstead. The physical alterations proposed are minimal and it is not considered that they would harm the setting of the listed building.  It is noted that the building appears on the 1844 maps in some form and a building of a similar shape was present in 1891 and 1910. As such the barn can be considered a non-designated heritage asset although it is apparent that the section closest to the house is newer and has a blockwork internal leaf. It has been redundant for the purposes of agriculture for some time and other buildings within the group have been converted to dwellings. The understanding of the group as a former farmstead is retained and the physical alterations are within the existing paraments of the building. These will only have a minor impact on its external appearance. The conversion will involve the removal of roof trusses and whilst the submitted heritage statement asserts that these are of no interest it is considered that they may be and that this issue is not fully assessed. Ideally should be retained as part of the history of the building but it is accepted their retention could make the project unviable and therefore it is recommended that archaeological recording takes place before work commences as requested by LCC’s historic environment team.  It is considered that the use for domestic purposes is now its optimum viable use and this is considered to outweigh the less than substantial harm. As such it is considered to accord with para 179 of the NPPF subject to the recording of features as requested. | | | | | | | | | | | | | |
| **Ecology:**  An ecological report is submitted with the application and concludes that:  Evidence was recorded to suggest bats were present within the building as scattered droppings and feeding remains were recorded in the southern hay loft.  No bats were observed or recorded using the building for roosting.  The building is considered to be of moderate potential for roosting bats.  The surveyor recommends that two further emergence surveys are carried out between May and September inclusive. If bats are recorded using the barn, surveys should be carried out to support a Natural England EPS Development Licence and inform suitable mitigation measures.  The installation of a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box within the site would provide roosting potential for the local bat population and provide biodiversity net gain.  Therefore a condition is imposed to ensure that further survey are carried out prior to works commencing and bat boxes are provided. | | | | | | | | | | | | | |
| **Highways:**  A parking space is provided within the building, and it will be an annexe to the main house, as such there are no concerns from a highway safety perspective subject to a condition tying it to the main dwelling. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having regard to the duties at section 66 of the Planning (Listed Buildings and Conservation Areas) Act, NPPF, the core Strategy for the Ribble Valley and other material planning considerations, the proposal is considered acceptable subject to conditions and it is therefore recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |