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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SK | **Date:** | 16.9.22 | **Manager:** | **NH** | **Date:** | **20.09.22** |
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| **Application Ref:** | 2022/0533 |  |
| **Date Inspected:** | N/A |
| **Officer:** | SK |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed change of use of live-work unit for a rural worker to an agricultural workers dwelling. |
| **Site Address/Location:** | Park Style Higher Lickhurst Leagram Chipping Lancashire PR3 2QT. |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received in respect of the application. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objection subject to the imposition of conditions. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received in respect of the application. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy DMH3 – Dwellings in the Open CountrysidePolicy EN2 – Landscape & Townscape ProtectionPolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2022/0203:**Removal of condition no 2 of application 3/2013/0103 (agricultural worker dwelling) and variation of condition 3 (reduction of floor space from 50% to 25%). (Withdrawn)**3/2013/0658:**Application to discharge condition no. 7 (historic building record) and condition no. 8 (foul drainage) of planning permission 3/2013/0103P. (Approved)**3/2013/0103:**Retention of a live-work unit for a rural worker and proposed alterations. (Approved)**3/2012/0817:**Application for the retention of agricultural dwelling and proposed alterations. (Withdrawn) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to an existing isolated field barn located within Leagram, Chipping. The site is located within the Forest of Bowland Area of Outstanding Natural Beauty being in a largely rural landscape utilised primarily for agricultural purposes. |
| **Proposed Development for which consent is sought:**The submitted details propose that the existing rural workers live/work unit will change use to solely that of an agricultural workers dwelling thus by removing the requirement for an element of the building floorspace to be utilised for ‘work’ purposes by virtue of the imposition of condition 3 of consent 3/2013/0103 which reads as follows:*The proposed live-work unit shall be occupied as a single planning unit converted in accordance with the drawing No. 1913.P.001 Rev. A and a minimum of 50% of the floor space shall remain in use for employment purposes thereafter.*It is further stated that condition 2 of the aforementioned consent is overly restrictive insofar that it relates to a specific agricultural holding (Higher Lickhurst Farm) with condition 2 reading as follows:*The residential floorspace of the live/work unit shall be limited to a person solely or mainly employed in agriculture (as defined in Section 336(1) of the Town and Country Planning Act 1990), forestry or other rural workings at Higher Lickhurst Farm, a widow or widower of such a person, or any resident dependants. A register of the business (preferably financial) shall be kept and made available to the Local Planning Authority to inspect on an annual basis.*In respect of the above, the submitted details propose that the existing ground floor ‘store’ areas and kennels will change to that of an entrance hall, office area with an element of storage and kennelling being retained. The first floor will internally be reconfigured from that of single bedroom accommodation to that of accommodation providing two-bedrooms.The submitted details further propose the replacement of a number of existing windows at ground floor with that of a window style that matches those on the upper floors with two rooflights being proposed on the south-east facing roof-plane and one on the north-west facing roof-plane. No other alterations are proposed and a such the physical interventions into the building are considered to be minimal. |
| **Principle of Development:**The application seeks consent for a change of use from that of a live/work unit for a rural worker to that solely of an agricultural-workers dwelling. As such, both Policies DMG2 and DMH3 are engaged for the purposes of assessing the application.However, the building already benefits form an extant consent for that of a live/work unit for that of a rural worker, given the change of use seeks to utilise the building solely as that of an agricultural workers dwelling by virtue of the removal of the ‘work’ element of the live/work unit, it is not considered that the proposal raises any fundamental conflicts with the adopted development plan nor the policies that are engaged in relation to such proposal. Particularly given that the change of use would ‘protect and retain’ the primary usage of the building, as previously consented, insofar that it would still be retained for occupation solely by that of an agricultural/rural worker or dependents residing with them or widow or widower of such persons.It is noted that the farmer who farms the surrounding land lives elsewhere and does not need this dwelling. As such in the event that planning permission is granted this property could only be occupied by an agricultural worker from elsewhere in the area. Whilst there is no immediate need for an agricultural workers dwelling at this agricultural holding the extant consent at this site and the fact it is a conversion of an existing building are material to the consideration. As such and in respect of the above it is not considered that the proposed ’change of use’ would result in any significant conflicts with the adopted development, namely Policies DMG2 or DMH3. |
| **Impact Upon Residential Amenity:**Given the relative isolation of the building from that of any nearby residential receptors it is not considered that the proposal will result in any undue impacts upon nearby residential amenities. |
| **Visual Amenity/External Appearance:**The submitted details further propose the replacement of a number of existing windows at ground floor with that of a window style that matches those on the upper floors, being multi-pane in nature, utilising the existing openings present on the building.Two rooflights are further proposed on the south-east facing roof-plane and one on the north-west facing roof-plane. No other external alterations are proposed and a such the physical interventions into the building are considered to be minimal.In respect of the above and taking account of the modest nature of the works proposed, it is not considered that the proposal will result in any undue impacts upon the character or visual amenities of the area, nor any detrimental impacts upon the inherent character of the existing building. |
| **Landscape/Ecology:**No implications resultant from the proposal. |
| **Observations/Consideration of Matters Raised/Conclusion:**As such and for the above reasons, having regard to all material considerations and matters raised, that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |