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| **Report to be read in conjunction with the Decision Notice.**   |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | | **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | **Signed:** | **Officer:** | KH | **Date:** | 12/12/22 | **Manager:** | **LH** | **Date:** | **12/12/22** | | **Site Notice displayed** | Y | **Photos uploaded** | Y | **site and press expired 20/10/22** | | | | | |  | | | | | | | | | | | | | | |
| **Application Ref:** | 3/2022/0834 | | |  | |
| **Date Inspected:** | 07/10/22 | | |
| **Officer:** | **KH** | | |
| **DELEGATED ITEM FILE REPORT:** | | | | **Decision** | **Approved** |
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| **Development Description:** | | | Proposed conversion of existing buildings to ancillary accommodation. | | |
| **Site Address/Location:** | | | Crow Trees Barn Chatburn BB7 4AA | | |
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| **CONSULTATIONS:** | | | **Parish/Town Council**  No response. | | |
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| **CONSULTATIONS:** | | | **Highways/Water Authority/Other Bodies** | | |
|  | | | LCC Highways: No objection subject to condition restricting the use of the outbuilding to ancillary accommodation.  LCC Archaeology: Subject to the HAS and application documents being retained in the Lancashire Historic Environment Record a formal recording is not required. | | |
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| **CONSULTATIONS:** | | | **Additional Representations** | | |
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| One comment received objecting to the proposal on the following grounds:   * There is ample accommodation in the Barn; * The farm buildings were not built for human habitation; * It is a listed building and care was taken to stick to the rules when converting the barn which is on the periphery if the Chatburn conservation area; * This is an application for a new dwelling not additional; * Financial gain to sell the new flat or rent out? * Change of use for business purposes? * Previously many proposals were rejected to preserve the integrity of this group of buildings. I hope this has the same outcome. | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy EN5: Protecting Heritage Assets**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DME4: Protecting Heritage Assets**  **Planning (Listed Buildings and Conservation Areas) Act 1990** | | | | | |
| **Relevant Planning History:**  3/2007/0336 – LBC for works to convert stables to one bedroom family annex - withdrawn  3/2006/0075 – Convert stables to one bedroom granny annex – Approved 2/03/2006.  3/2006/0935 – 6m x 3.6m wooden garden shed at rear of property adjacent to existing outbuildings – Approved 21/12/2006. | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | |
| **Site Description and Surrounding Area:**  The site is located within the settlement boundary of Chatburn close to the centre of the Village and sited to the rear of a converted barn and Grade II listed farmhouse. It has been previously indicated (3/2007/0336 planning application – officers report) that the subject building has possible status as a curtilage “listed” building to the farmhouse along with the converted barn and adjoining building/stable block with hayloft above. The site lies within the Chatburn conservation area. | | | | | |
| **Proposed Development for which consent is sought:**  Conversion of detached outbuildings to the rear of the barn to be used as ancillary accommodation to the existing residential property. | | | | | |
| **Principle of Development:**  The site is in within Chatburn settlement boundary. The proposal satisfies the Core Strategy development strategy for Tier 1 villages and is acceptable in principle. | | | | | |
| **Residential Amenity:**  The proposal seeks consent for the creation of a 1 bed ancillary unit of accommodation for Crow Trees Barn with no extensions and limited external alterations from three attached outbuildings.  The existing Barn is sited to the north of the outbuilding and adjacent to Grade II Listed Crow Trees Farm to the north east. The residential properties on the north side of Crow Trees Brow would not be affected as the existing Barn screens the majority of the outbuildings from view.  The stable block which adjoins the subject building is in separate ownership. A stone wall with fence above has been erected to screen this building.  The nearby residential properties would not be unduly affected by the proposed use as an ancillary residential use.  The ancillary residential use proposed here would not raise any undue issues and the external changes proposed are considered minimal. | | | | | |
| **Visual Amenity:**  The site is within the Conservation Area with external changes including replacement windows, changing doors to glazed panels and insertion of conservation rooflights. The use of the outbuildings as ancillary residential accommodation would not result in any harm to the heritage asset. The external changes are small scale and sympathetic. A number of rooflights have been removed from the proposal and the windows will now all be timber and not upvc as proposed. The proposal as amended is considered to represent good design and satisfy policies DMG1 and DMG2 of the Core Strategy. | | | | | |
| **Heritage Assets:**  The duties at Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been carefully considered in respect to the desirability of preserving or enhancing designated heritage assets. In accordance with the NPPF para 199 great weight has been given to the asset’s conservation in the planning balance.  The three existing outbuildings to the rear of the barn would be converted into one a 1-bed annex with kitchen/utility, living area , bedroom and bathroom on the ground floor. The proposals do not involve any new build or extension so the current height, plan form and scale of the buildings will remain the same.  There will be some conversion of doorways to windows and the infilling of a doorway. Replacement windows would be timber with minimal conservation style rooflights whilst the replacement doors would be oak coloured composite doors with glazed panels.  The external changes are relatively small scale and sympathetic and would conserve the significance of the group of historic buildings and the conservation area. Due to the loss of some historic fabric and features there would be some limited, less than substantial, harm as a result of the conversion. Whilst public benefits would be limited to local employment and securing a viable future of the building, this is considered sufficient to outweigh the limited harm of the proposed alterations. | | | | | |
| **Highways:**  There is existing parking associated with the site.  The parking arrangements therefore would be similar to existing and as per the existing residential use which is acceptable.  LCC Highway have no objection to the proposal in terms of highway safety, capacity or amenity and I concur with this view. A condition to restrict the annex can be attached to prevent the use as a separate independent unit. | | | | | |
| **Other issues:**  A structural survey has been submitted which concluded that that outbuildings are capable of being converted.  An ecology survey relating to bats and nesting birds has been submitted which concludes that there is little evidence of bat activity within the buildings. Building 3 had evidence of nesting birds with an old swallow nest but no current use for breeding birds. No active nests or bat roosts were found around the site although the site and surrounding trees, shrubs and hedges would lend themselves to foraging.  As there is potential for both bat roosts/foraging and bird nesting around the site perimeter the nearby trees, hedgerows and shrubbery should be left untouched where possible to encourage future nesting birds and to maintain navigation, foraging and commuting routes for bats  It is recommended that swallow nests be put up to mitigate the potential loss of nesting opportunities on and around the site. This can be controlled by appropriate conditions together with additional tree planting and limitations in place during construction work together with appropriate recommendations for mitigation.  In response to representations received, the issues raised about there being sufficient accommodation and financial gain are not material planning considerations. Use for commercial purposes would require a separate consent and each application is assessed on its own merits. | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed use and external changes would be acceptable in this location and accords with the policies subject to appropriate conditions. There would be no undue harm to the conservation area, listed farmhouse and curtilage buildings, residential or visual amenity from the proposal subject to appropriate conditions. | | | | | |
| **RECOMMENDATION**: | | Grant planning permission subject to conditions. | | | |
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