


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LE</b>	<b>Date:</b>	<b>18.03.21</b>	<b>Manager:</b>		<b>Date:</b>	
<b>Site Notice displayed</b>	<b>Y</b>	<b>Photos uploaded</b>	<b>Y</b>					

<b>Application Ref:</b>	3/2020/0974	 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>	
<b>Date Inspected:</b>	2 <sup>nd</sup> December 2020		
<b>Officer:</b>	LE		
<b>DELEGATED ITEM FILE REPORT:</b>		<b>Decision</b>	<b>APPROVE</b>

<b>Development Description:</b>	Proposed two-storey extension to north elevation, conversion of existing outbuilding to single-storey ancillary living accommodation (annexe) and construction of single-storey link building. Construction of new means of access (with roller-shutter door) to gable end of existing hay barn.
<b>Site Address/Location:</b>	Listers Farm Settle Road Newsholme BB7 4JF

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No objections	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>No objections</b>
<b>Conservation Officer:</b>	<b>No comments received</b>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None received	

**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 DMG3: Transport and Mobility  
 Policy DME1: Protecting Trees and Woodlands  
 Policy DME2: Landscape and Townscape Protection  
 Policy DME3: Site and Species Protection and Conservation  
 Policy DME4: Protecting Heritage Assets  
 Policy DMH3: Dwellings in The Open Countryside & The AONB  
 Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings  
 Policy DMH5: Residential and Curtilage Extensions

**Sections 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**

**Relevant Planning History:**

None relevant

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

Lister's farm is a family run farm located adjacent to Settle Road just past a railway bridge which crosses over the road. It comprises a farm house and several traditional and modern farm buildings located in a relatively low lying position. The site is, sandwiched between the A682 and the railway line which is elevated at the top of an embankment close to the rear garden boundary. Beyond this is a strip of fields before the land adjoins the River Ribble. The site is not within a settlement boundary and the area is rural in character but there are several other farms and small clusters of dwellings in close proximity.

It is understood that a riding school has operated from the premises in the past and the design and access statement explains that the family rear horses and ponies.

The site is not within the AONB but the farmhouse is a Grade II listed building dating back to 1675, it is apparent that the building has undergone many alterations particularly to the rear elevation.

**Proposed Development for which consent is sought:**

The application seeks consent for the conversion of the single storey outbuilding to an annexe, link extension and two storey extension to the rear of the farm house. It also includes relocation of the existing door to the haybarn to provide safe access.

Since submission and following discussions with the agent the proposal has been amended. The scale of the proposed extensions to the rear of the property have been reduced and simplified in design. The new living accommodation is for a family member who is employed in the rural activities at the farm and the applicant has confirmed that they are willing for the new living accommodation to be tied to the primary living accommodation as an annexe to the main house, occupied by a family member who is employed in the business at the farm.

**Principle of Development:**

The living accommodation proposed is self-contained and capable of being occupied independently of the farmhouse, therefore is larger than would normally be considered to be an annexe. Furthermore, a link extension to the main house and extension to the main house to provide extra living accommodation is proposed. As such the proposal must accord with policy DMG2 in order for it to be acceptable. DMG2 states that development outside settlement boundaries will only be approved if it meets at least one of a list of exceptions two of which are:

- The development is needed for the purposes of forestry or agriculture.
- The development is for local needs housing which meets an identified need and is secured as such.

Furthermore, Policy DMH3 states that, within areas defined as open countryside or AONB on the proposals map, residential development will be limited and must meet certain conditions, the two relevant criteria are:

- Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
- 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.

In this case the annexe could be considered to accord criteria in DMG2 and DMH3. It is further justified as it is for a family member who is employed at the farm however this issue is not critical providing it remains as an annexe to the main property. It is also predominantly a conversion but the additions will allow it to be linked into the main house, this link extension is not considered to be excessive in scale.

With regards to the rear extension to the farmhouse this is acceptable in principle as a domestic extension ancillary to an existing dwelling house. Therefore, the proposal is considered acceptable in principle subject to controls over occupation and an assessment of the other material planning issues.

Notwithstanding the above matters of principle as the farm is Grade II listed the LPA must accord with their duties under section 16 (for listed building consent) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when considering the development as a whole and ensure that special regard is paid to maintaining or enhancing the character and significance of the heritage asset and its setting.

**Residential Amenity:**

The buildings on the site are all related to the farm unit and the nearest dwelling to the site is 43 metres away on the opposite side of the road. It is not considered that the development will have any impact on neighbouring amenity.

**Heritage Assets:**

As aforementioned, Listers Farmhouse is a Grade II listed building and is described in the list entry as:

House, 1675. Pebbledashed rubble with stone slate roof. 2 storeys, 3 bays. Windows mullioned, with hollow chamfer, except for those of the middle bay which have a double chamfer. Those on the ground floor are of 4 lights, the left-hand one having a hood. Those on the 1st floor are of 3 lights. The middle ground-floor window has a hood which also encloses the door to the left, which is chamfered with elliptical arched head and 'TL IL 1675 TL IL' inscribed on the lintel. Chimney on left-hand gable and between bays 2 and 3. The right-hand gable has a ball finial. Interior not examined, but middle room said to have a wide chamfered fireplace with segmental arched head.

A heritage impact assessment was submitted on 22nd March which explained the alterations to the building and their impact in more detail. The rear portion of the building has been altered circa. 1980s, post listing and therefore has limited significance other than being part of the listed building as a whole. No original features are proposed to be removed internally and the extensions will only affect more modern walls.

The two-storey rear extension will have some impact on the listed building but is following the form of the existing two storey rearward facing gable and just bringing it further out to the rear, the link section will be a simple lean to with a glazed section and will continue along the rear of the attached outbuilding. The rear elevation has modern windows openings and frames. No mention of the rear elevation is included in the entry and it is clear as mentioned above that this has been significantly altered, furthermore it is largely screened from public vantage points. The value of this building is assumed to come primarily of its age and historic interest as an early farmhouse. The list entry focusses on those features that are to the principal elevation in in the public domain. It is not considered that the extension and the link to the outbuilding would detract from this or any internal features of interest and the special interest of the building will be maintained while allowing it to be a more functional living space for future generations. The conversion of the more modern outbuilding and relocation of the door will not have an impact on its setting.

The Heritage Impact Assessment concludes that there will be less than substantial harm. Where this is identified the NPPF requires that a public benefit should be demonstrated that is sufficient to outweigh the level of harm identified. In this case the harm is less than substantial but minimal given the age of the features affected. The public benefit is that the building can be adapted to provide functional living accommodation and be maintained in its optimum viable use as a modern family home for persons employed in the rural business at the premises. It will also provide short term economic benefits to tradespersons who will be employed to carry out the building works.

The assessment suggests that full archaeological recording is not required but photographs will be taken before any works are carried out.

Conditions will be imposed to ensure that the new materials are a suitable match to the existing buildings.

The proposal is considered to accord with policy EN5, DME4, and the NPPF as well as the duties in the Act in terms of the impact on heritage assets.

**Visual Amenity:**

Notwithstanding the heritage considerations above, the extensions have been designed to be in keeping with the host property in terms of scale and choice of materials. They will not introduce significant built form in relation to the existing buildings and will be subservient. The minor alterations to the barn door will not have a significant impact on its appearance. Nor will there be any encroachment into open land as the development is within the confines of the farm complex. As such whilst there will be some impact on the appearance of the building this is not considered to be harmful. Given the location of the proposal there will be no significant impact on the wider landscape.

**Ecology:**

The submitted bat scoping assessment concludes the following:

The works to the haybarn have a negligible potential to impact roosting bats. It is therefore recommended that no further surveys or Bat Mitigation Licences are required before works associated with this building proceed.

The outbuilding has a negligible potential to support roosting bats. It is therefore recommended that no further surveys or Bat Mitigation Licences are required before works affecting this outbuilding are required.

This assessment identified past use of the main farmhouse by bats. As the proposed works will impact the area with the potential to support roosting bats (two-storey extension off the northwest aspect) dusk emergence activity surveys are recommended to confirm the roost use. The activity survey should be completed before works which will impact the identified extension commence. These surveys would aim to determine the presence (or likely absence) of bats at this site; and determine how bats are utilising the site, in what number and what species.

This matter can be controlled with a suitable condition.

**Highways:**

Lancashire County Council's highway engineer has raised no objection to the proposal.

It is noted that the relocation of the door to the hay barn will allow vehicles to park clear of the highway when unloading into the building.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposal subject to conditions is considered to be an acceptable form of development which accords with the relevant policies of the Core Strategy and for the reasons discussed above it is recommended accordingly.

**RECOMMENDATION:**

That planning permission is granted.