

Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0445	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/06/2021	
Officer:	AB	
DELEGATED ITEM FILE REPORT:		REFUSED

Development Description:	Proposed change of use from office hub to dwelling.
Site Address/Location:	The Brows Farm Brows Barn Higher Road Longridge Preston PR3 2YX

CONSULTATIONS:	Parish/Town Council
None received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
No objections.	

CONSULTATIONS:	Additional Representations.
None received.	

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
 Key Statement DS2 – Sustainable Development
 Key Statement EN5 – Heritage Assets
 Key Statement H1 – Housing Provision
 Key Statement H2 – Housing Balance
 Key Statement EC1 – Business and Employment Development
 Policy DMG1 – General Considerations
 Policy DMG2 – Strategic Considerations
 Policy DMG3 – Transport and Mobility
 Policy DME4 – Protecting Heritage Assets
 Policy DMH3 – Dwellings in the Open Countryside and AONB
 Policy DMH4 – The Conversion of Barns and Other Buildings to Dwellings
 Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework

RELEVANT PLANNING HISTORY:

3/2016/0283 - Conversion of redundant barn and shippon to form offices (amendments to previous permission 3/2015/0263). Approved.

3/2015/0263 - Conversion of barn to form offices. Approved.

3/2014/0671 - Conversion of redundant barn to form 1 dwelling and associated site works. Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is located at Dilworths Brow Farm, accessed off Higher Road, Longridge, and being located approximately 0.8 miles outside the defined settlement boundary of Longridge. The site is within the Forest of Bowland AONB.

The application building is a stone-built former barn and shippon that was converted for use as an office hub as approved by planning application 3/2016/0283. Conversion of the building is complete.

The barn was originally part of Brows Farm and is located to the south east of the original farmhouse, historically known as Dilworth Brows, now known as Brows Farm, which is Grade II Listed.

More recently the development of three holiday lodges has taken place on land to the east.

Proposed Development for which consent is sought:

This is a full planning application for the change of use of an office hub to a dwelling at The Brows Farm, Brows Barn, Higher Road, Longridge. When compared with the building at present there are no changes proposed externally as part of this application. Internally, the floor plan would be altered to provide a two-bed dwelling.

However, it was noted during a visit to the site that the building has not been converted strictly in accordance with the approved plans with some additional window openings and other irregularities. Most concerning of these is the creation of a garden area bound by stone walls to the south of the building.

Principle of Development:

The proposed development would result in the provision of a new dwellinghouse in the AONB. Core Strategy Policy DMH3 relates specifically to such development and seeks to restrict residential development in the open countryside and AONB unless the development meets one of three criteria. This includes, *'the appropriate conversion of buildings to dwellings provided 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, however, the building has already been converted for use as an office hub and the benefits associated with converting the building, specifically the long-term safeguarding of a building that is considered to contribute positively to the character and appearance of the Forest of Bowland AONB, has already been accomplished.

Core Strategy Policy DMH4 applies to schemes for the conversion of barns and other buildings to dwellings. This includes the requirement that there would be *'no detrimental effect on the rural economy'*. This has not been addressed in the application and links to Key Statement EC1 and the requirements of Policy DMB1 which seeks to ensure that employment generating potential is not lost without having regard to the impact on the local economy. The scheme approved for conversion of the building to an office hub was estimated to generate 4 full-time and 1 part-time jobs and these would be lost if conversion to residential use was granted. The applicant has failed to provide sufficient information to satisfy Key Statement EC1 or the requirements of policies DMH4 and DMB1 of the Core Strategy.

It is not considered that the proposals would result in any impact on the setting of heritage assets.

Visual Amenity/External Appearance:

As submitted, the plans indicate that there would be no change to elevations or the visual appearance of the development. However, as noted above, the conversion of the building has not been completed

in accordance with approved plans. A garden area has been created and there was evidence that the building is already being used as a permanent dwellinghouse, including domestic paraphernalia.

Taking into account the development as previously approved, the change of use of the building to a dwellinghouse would have an additional visual impact due to the extension of the planning unit and creation of a private garden area. The applicant should seek to regularise any unauthorised changes to the building and site layout as part of any future application.

Impact Upon Residential Amenity:

There is a requirement to consider the residential amenity of existing and future occupants. It is not considered that the proposed change of use would result in any harm to neighbours. The relationship between buildings would remain the same as existing.

Highways:

The County Surveyor (highways) has raised no concerns. The proposed change of use to a dwelling would not generate any additional vehicle movements when compared with the existing use.

Conclusion:

Taking all of the above into account, the proposals would result in the loss of employment generating floor space without sufficient justification contrary to Key Statement EC1 and policies DMH4 and DMB1 of the Core Strategy. It is recommended that the application be refused.

RECOMMENDATION:

That planning consent be refused for the following reason:

1. The proposed development would lead to a loss of employment generating floor space without sufficient evidence as explicitly required by Core Strategy Key Statement EC1 and policies DMH4 and DMB1 which seek to safeguard local employment opportunities and protect the rural economy.