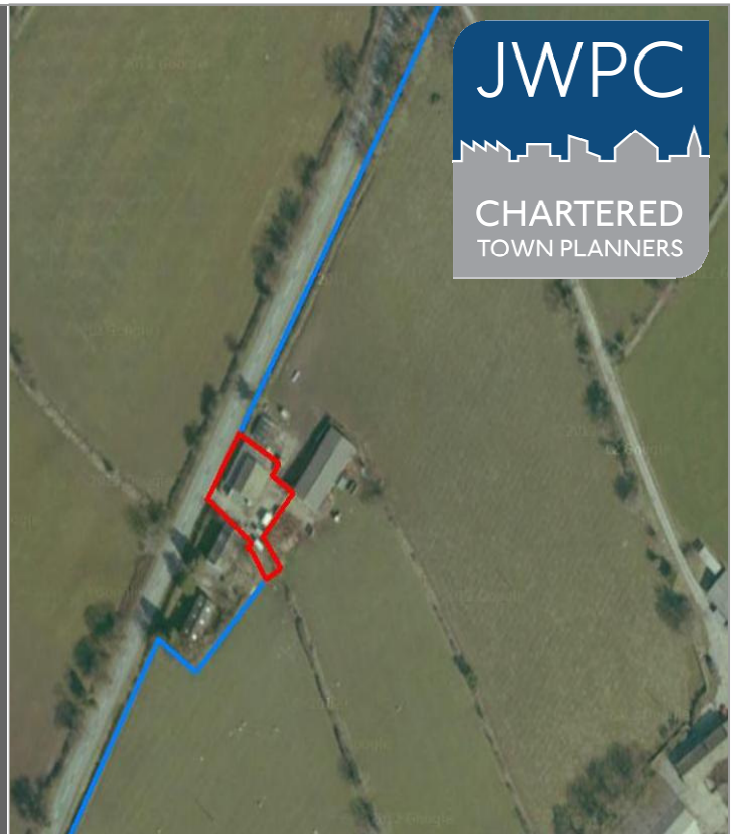


Higher Flass Farm Settle Road Bolton-by-Bowland BB7 4NY

Conversion of Barn to form
Agricultural Workers
Accommodation

Client:
Mr & Mrs. Marsden



Planning,

Design &

Access

Statement

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1. Introduction

- 1.1 This Statement supports the application for planning permission by Mr and Mrs. Marsden for the conversion the existing 19th century barn at Higher Flass Farm to agricultural workers accommodation. The Applicant's are the owners of the farm and it is their intension to occupy the property, allowing them to maintain a presence on-site at the expanding agricultural business.
- 1.2 The planning application follows a previous application for conversion under LPA ref: 3/2012/0813/P and subsequent liaison with the Local Planning Authority in early 2013. A formal pre-application enquiry (Ref: 2012/ENQ/00022) was made in March 2012 for conversion to market accommodation (intended for the farmers), which is still considered relevant to determination. In addition to revised plans which address design issues throughout the previous determination process, the application is submitted alongside an Agricultural Statement, Heritage Asset Statement, Structural Report and Protected Species Survey.
- 1.3 This Statement and has been prepared in light of the recently published National Policy Framework (NPPF) and the 'Saved' Policies of the Ribble Valley Local Plan. Under the requirements of the Planning Compulsory Act 2004 (Section 42) this document also serves as a Design and Access Statement. It provides a detailed assessment of the planning context and justifies why the proposal should be supported by the Local Planning Authority.

2. Site and Surroundings

- 2.1 The planning application site consists of an existing barn within the Forest of Bowland Area of Outstanding Natural Beauty (AONB), situated approximately 9 miles to the north of Clitheroe and 9.5 miles to the south of Settle. The barn falls within the existing farmstead of Higher Flass Farm, situated along and accessed from Settle Road (B6478), Bolton-by-Bowland. It forms one of several other agricultural businesses located on this stretch of the highway. A public footpath runs to the north-east, where views of the barn's principle elevation are available.
- 2.2 Full details of the farmstead, land ownership and business are contained within the Agricultural Statement prepared by David Hill Chartered Surveyors. This details how the original farmhouse (located to the south of the barn) falls within separate ownership to the agricultural business. Whilst this did historically form part of the farm, it was sold by the applicant's family over 60 years ago and was outside the control of the applicants. The farmhouse contained no agricultural ties to the land and in the absence of permanent residential accommodation on-site; the applicants currently travel to the site each day from Clitheroe. In order to maintain and care for livestock, one of the applicants will sleep at the site either a wheeled caravan or their car. It is noted at Chapter 7 of the Agricultural Statement that the adjacent farmhouse was recently for sale. The matter is also looked at in Chapter 5 of this Statement, demonstrating why purchase of the farmhouse does not represent a viable option for the applicants.
- 2.3 The LPA has also previously supported the growth of the agricultural business at Higher Flass Farm through the recent extension of a large shippon building under application reference 3/2011/0658. It is understood that should the current proposal be successful there are further plans for additional agricultural buildings, although it is perceived difficult to expand the enterprise without being able to maintain a full-time presence on-site.
- 2.4 The barn subject to this proposal has a single storey floor area of approximately 170m². This figure includes all existing modern additions. The principle building is a traditional stone built barn structure with an unbroken slate roof that was constructed around the mid-19th century. Due to its age and design quality it is regarded a non-designated Heritage Asset. However due to its structural condition, use is limited to providing basic storage for

hay and light equipment. Extensions have been erected over the past century to the north, south and west to provide additional storage space.

- 2.5 Reference should be made to the detailed Heritage Asset Statement and Structural Survey also submitted alongside this application, providing further details of the building's historic character and condition. In particular, the Structural Survey identifies that due to the age of the building it is considered to be in need of investment to preserve its long-term future.
- 2.6 A Protected Species Survey has been submitted amongst the planning application documents. This concluded that there was no evidence of roosting bats or nesting barn owls, nor would a conversion be likely to cause disturbance to them. The survey was undertaken on 28th June 2011 and whilst the survey remains valid, pre-application discussions with the Council's Countryside Officer confirmed that if further information is required then emergence surveys could be conditioned through the Decision Notice.
- 2.7 The Planning Delegated Report to application ref: 3/2012/0813/P which previously assessed the bat survey raised issue with missing pages and presentation. Should the Planning or Countryside Officers need to discuss the methodology, findings or any other content then the Applicant's Ecologist, David Fisher is more than happy to respond to any queries.

3. Design and Access

Use

- 3.1 This full planning application seeks to secure consent for the change of use of the traditional agricultural barn to agricultural workers accommodation. It will be occupied by the owners of the farm and their family who each contribute to the maintenance of livestock and other works. A detailed Agricultural Statement provides information as to the need for a full-time presence to be maintained on-site. Whilst all other surrounding buildings and yard space will continue to be used in association with the farm, the proposal allows for removal of the wheeled caravan where the farmer currently spends overnight.

Amount

- 3.2 The proposal intends to demolish the current extensions to the south and west of the barn to reduce the overall footprint. Accommodation will be spread across the two floors within the principle building and the space occupied by the northern extension will be re-built as a garage (total floor area of 202m²). The principle barn structure will provide four bedrooms to the first floor, with a bathroom and ensuite to serve the master bedroom. The ground floor will comprise of a main sitting room, dining/ kitchen area, utility room and water closet. An area of private amenity space will be created to the rear of the barn, in place of the former western extension with a garden of approximately 20m².
- 3.3 Works to improve the structure of the building will be undertaken as per the recommendations of the Structural Survey. This identifies that to undertake the conversion to proposal needs to:
- Take down the northerly gable complete and rebuild in reclaimed materials on new foundations taken down to firm stratum.
 - Take down pike of southerly gable and rebuild in reclaimed materials.
 - Take off roof structure and replace to vertical and horizontal alignment using reclaimed materials.
 - Repair arch structure and cracking to archway side wall.

- 3.4 Excluding works to the roof, it is estimated that the re-build will constitute 35% of the surface area of the original building.

Layout

- 3.5 Further to the creation of a small area of curtilage to the rear, an area for private parking will be created to the area which currently sites the wheeled caravan to the south-east of the barn. Parking provision will therefore discourage the parking of vehicles along the highway and without disruption to agricultural operations in the yard.
- 3.6 Internally, the main habitable rooms such as the sitting room, dining room and master bedrooms are located in areas which either benefit from existing window openings or to elevations where creation of new window openings would not detract from the historic appearance of the barn.

Scale

- 3.7 Whilst the overall footprint of the building is to be reduced to expose the barn's historic character, the scale is to be maintained. No alterations are proposed to alter the height of the barn either at either eaves or ridge level. The present scale is sufficient to enable provision of floorspace across two levels, meeting the needs of a modern family home.

Appearance

- 3.8 Exposure of the barns eastern elevation and southern gable through the removal of the extensions will substantially improve the appearance of the traditional structure, particularly when viewed from the adjacent highway. Works will need to be undertaken as detailed within the Structural Report to improve the suitability of the building for permanent accommodation. These elements however will retain the historic character through a stone structure and slate roof. The proposed garage to the northern elevation will be constructed of materials to match those of the principle building. The garage will be inset slightly from the barn's rear elevation to maintain the appearance as a later addition.
- 3.9 Proposed openings have been subject to pre-application discussions with the LPA in April 2013 and predominantly aim to achieve a balance between ensuring a reasonable level of

daylight for occupants and retaining the historic agricultural character. They have been influenced also by Building Regulations requirements stating that all the bedroom windows must be escape windows ie. min 450 x750mm openers, max 1.1m above floor level. This has affected the first floor bedroom windows to the western elevation and the need for a rooflight to the bedroom at the eastern elevation. Overall, the number of rooflights has been reduced from the design submitted in 2012, which will enhance views of the site from the public footpath to the north-east.

- 3.10 To comply with Building Regulations a door to the front glazed wagon entrance is also necessary. However, due to the nature of the business it is anticipated the proposed door to the utility room on the northern elevation would serve as the most frequently used access point.

Landscaping

- 3.11 The proposal does not involve any substantial landscaping, although a small garden area will be created as private residential curtilage to the rear of the barn. The barn is currently well screened from the highway by a tall hedge and this will be maintained for privacy. The yard area to the front of the site will be maintained, continuing to form part of the active farm.

Access

- 3.12 Access will continue to be provided from the main highway and the location of vehicle parking is indicated on the proposed layout plans, as discussed at paragraph 3.5.

4. Planning Policy

National Planning Policy Framework (NPPF)

- 4.1 The NPPF was adopted on the 27th March 2012, superseding previous Planning Policy Statements and the majority of the other national guidance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision-taking this means approving development proposals that accord with the development plan without delay.
- 4.2 Housing applications should be considered in context of achieving sustainable development. Paragraph 50 aims for Local Authorities to deliver a wide choice of high quality homes, to widen opportunities for home ownership and to create sustainable, inclusive and mixed communities. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.
- 4.3 Paragraph 55 states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:
- The essential need for a rural worker to live permanently at or near their place of work in the countryside; or
 - Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or
 - Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
 - The exceptional quality or innovative nature of the design of the dwelling.
- 4.4 Chapter 12 provides guidance for the conservation and enhancement of the historic environment. It states within Paragraph 131 that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Local Policy

- 4.5 The Development Plan for the Ribble Valley consists of the 'Saved' Policies of the Ribble Valley Local Plan (adopted 1998). Given the age of Development Plan Policies set through this document, they are interpreted on the basis of their consistency with the NPPF.
- 4.6 Policy G1 states that all development proposals are expected to provide a high standard of building design and Landscape quality. In determining planning applications, the Local Planning Authority will apply the following criteria:
- a) Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
 - b) The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.
 - c) Developments should make adequate arrangements for car parking.
 - d) A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
 - e) The density, layout and relationship between buildings is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
 - f) Developments should provide adequate arrangements for servicing and public utilities.
 - g) Developments should provide adequate daylighting and privacy.
 - h) Materials used should be sympathetic to the character of the area.
- 4.7 Policy G5 sets out that outside the main settlement boundaries and the village boundaries planning consent will only be granted for small-scale developments which are:
- i) Essential to the local economy or the social well being of the area; or
 - ii) Needed for the purposes of agriculture or forestry; or

- iii) Sites developed for local needs housing (subject to Policy H20 of this plan); or
- iv) Small scale tourism developments and small scale recreational developments appropriate to a rural area; or
- v) Other small-scale uses appropriate to a rural area which conform to the policies of this plan.

4.8 Through Policy ENV1, the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. In addition, development will also need to contribute to the conservation of the natural beauty of the area. The environmental effects of proposals will be a major consideration and the design, materials, scale, massing and landscaping of development will be important factors in deciding planning applications (see Policy G1). The protection, conservation and enhancement of the natural environment will be the most important considerations in the assessment of any development proposal. Regard will also be had to the economic and social well-being of the area.

4.9 Policy H2 states that outside the settlement boundaries, as defined on the proposals map, residential development will be limited to;

- Development for the purposes of agriculture or forestry or other uses wholly appropriate to the rural area to the appropriate conversion of buildings to dwellings, providing they are suitably located and their form, bulk and general design are in keeping with their surroundings. Buildings must also be structurally sound and capable of conversion without the need of complete or substantial reconstruction.
- Residential developments specifically intended to meet a proven local need.

4.10 The impact of proposals on the countryside will be an important consideration in determining all applications. Developments should be appropriately sited and landscaped. In addition scale, design and materials used must reflect the character of the area, and the nature of the enterprise.

4.11 Through Policy H15, planning permission will be granted for the conversion for buildings into dwellings in situations where:

- There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure;
- There would be no materially damaging effects on landscape qualities of the area;
- There will be no unacceptable harm to nature conservation interests;
- There will be no detrimental impact to the rural economy; and
- Within the AONB the proposal should be consistent with the conservation with the natural beauty of the area.

4.12 Policy H16 provides specific criteria for the conversion of buildings to dwellings. It states that conversions will be granted providing.

- a) The building is structurally sound and capable of conversion for the proposed use without the need for extensive re-building or major alterations which would adversely affect the character and appearance of the building, the Council will require a structural survey to be submitted with all planning applications. This should include plans of any rebuilding proposed;
- b) The building is of sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the buildings;
- c) The character of the building and its materials are appropriate to its surroundings and the building is worthy of retention because of its intrinsic interest or potential or its contribution to its setting;
- d) The building, if provided under permitted development rights, has a genuine history of use for agriculture or another rural enterprise.

4.13 Policy H17 refers to design and states that planning permission for the conversion of buildings will be granted providing:

- a) The design of the conversion is of a high standard and is in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings;

- b) The impact of the development or the effects of the creation of a garden area, together with any garaging or car parking facilities or other additions, will not harm the appearance or function of the area in which it is situated;
- c) The access to the site should be to a safe standard, or should be capable of being improved to a safe standard without harming the appearance of the area.

5. Planning Considerations

Principle of Development

- 5.1 During the determination of application ref: 2/2012/0813/P, the principle of development for conversion without agricultural ties was assessed negatively against NPPF guidance to avoid new isolated homes within the open countryside. Whilst the proposal was intended for the farmers of the site, the current proposal seeks for conversion to form agricultural workers accommodation. It is perceived that current proposed application satisfies three of the special circumstances listed within the NPPF for new development in this location.

The essential need for a rural worker to live permanently at or near their place of work in the countryside

- 5.2 The application is submitted alongside an Agricultural Statement, which provides full justification of the need for the accommodation in context of the expanding business. Although it has not been possible to indicate that the farm has been profitable in recent years, the Statement clearly highlights how expansion of the business requires a permanent presence on-site. This is needed for the maintenance of livestock and to provide greater security for agricultural equipment.
- 5.3 Chapter 7 of the Agricultural Statement notes that Higher Flass Farmhouse was recently placed back on the market for sale. Details of the property, taken directly from Pendle Hill Properties website are included at Appendix 2 of this Statement, indicating the asking price of £495,000. It is also understood that the dwelling was put up for sale at £499,950 in February 2012. The applicants previously attempted to purchase the dwelling in 2010, prior recent refurbishments. The property was sold to a developer at £380,000 which was far above the applicant's available budget.
- 5.4 The asking price has been compared to the general rule of thumb that conversions are undertaken in the region of £900 - £1,000 per m². Although the farmhouse has a smaller floorspace (145.4m²) than what would be provided though the proposed barn conversion (202m²), the proposal is estimated to be £293,000 - £313,200 less expensive than the purchase of the farmhouse.

5.5 To clarify how purchase of the farmhouse does not present an option, Appendix 3 of this Statement contains a letter from Travis Yates Independent Financial Planning Ltd, who act on behalf of the applicants, as owners of the holding. This confirms that as the applicant's finances stand, it is not possible either now or within the foreseeable future for them to raised £500,000 in order to purchase this property.

5.6 It is trusted that these details will be considered against the tests of Annex A of PPS7 which sets out that the LPA must justify whether:

"The functional need [for agricultural accommodation] could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned".

5.7 Should the LPA require any further details regarding the financial position of the applicants then JWPC will endeavour to obtain this.

5.8 In the assessment of this matter, considerable weight should be afforded to the fact that the proposal relates to an existing building, rather than a new-build dwelling to a Greenfield site. Further also to benefits to conservation and the enhancement of the immediate setting (discussed below), the conversion would more than offset any weakness in the 'agricultural' case. It can therefore be seen within the spirit of Local Plan Policies ENV1, H2 and H15; for protecting the open countryside from inappropriate forms of development and enhancing the character of the AONB.

Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets

5.9 Full details of the barns architectural qualities are set out in the Heritage Asset Statement. The site's historical significance was recognised in a consultation response from Lancashire County Council Archaeology during the determination of application ref: 2/2012/0813/P, confirming the building as an undesignated Heritage Asset.

5.10 Due to the site's age and condition (explored in Chapter 2), the continued use of the barn for agricultural purposes is severely limited. The Structural Report concludes that if remedial measures are left unaddressed, instability of the barn could result in the eventual collapse of

both gables and the roof structure. Investments to improve the structural soundness of the barn are highly unlikely to come forward if it is to remain in its present role. Conversion to agricultural workers accommodation therefore presents the most viable opportunity for the building's long-term conservation.

Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting

- 5.11 Although the barn is still in use, it currently maintains very minor role in comparison to modern agricultural buildings erected within holding. Linked to the findings of the Structural Report, were investment into the building not secured through this application, the building will eventually become disused. Any replacement structure would be likely to offer little or no merit either to conservation priorities of the character of the AONB.
- 5.12 The Structural Report recommends works to rebuild the northern gable, southern gable pike, the roof and cracks to the arch on the principle elevation in order to remain structurally sound. Re-build is likely to be needed for up to 35% of the building and it this was not previously recognised by the LPA as 'substantial' in context of Local Plan Policies H2 and H16. This confirms that perceived harm to the appearance of the building would not be caused through the structural works. Given the weight afforded to the protection of the AONB, it is perceived that investment into the building would lead to an enhancement of the immediate setting.

Design

- 5.13 Discussion of how proposed alterations would affect the buildings appearance is contained within Chapter 3 of this Statement and Chapter 4 of the Heritage Asset Statement. Proposed alterations have been discussed at pre-application stage with a Planning Officer in April 2013 and reduce the number of openings from the former planning application ref: 2/2012/0813/P. This has taken into account key views of the barn from the public footpath to the north-east.
- 5.14 The plans put forward reflect the criteria set out within Local Plan Policies H15, 16 and H17, aiming to maintain the appearance of the building's historic agricultural role and achieve a decent standard of daylight to key rooms. Plans have furthermore been influenced by

Building Regulations requirements for the provision of 'escape points'. In relation to guidance for the conservation of historic buildings within the NPPF, it is considered that the proposed design conserves the barn in a manner appropriate to its significance.

6. Summary

- 6.1 This Statement has been prepared in support of a proposal to convert the traditional mid-19th century barn at Higher Flass Farm, Bolton-by-Bowland to agricultural workers accommodation. Since the original farmhouse is within independent ownership, farmers of the expanding agricultural business currently travel to the site from Clitheroe, often being required to sleep in their car at the site to maintain livestock.
- 6.2 A previous application for conversion of the barn to standard accommodation (ref: 2/2012/0813/P) was refused principally on the perceived isolation of the site, when assessed against guidance within the NPPF. A case is presented within Chapter 5 of how the site demonstrates three of the exceptional circumstances listed as exceptions for permitting new accommodation within the open countryside, including:
- The essential need for a rural worker to live permanently at or near their place of work in the countryside;
 - Where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - Where the development would re-use redundant or disused buildings and lead to an enhancement to the immediate setting; or
- 6.3 Full agricultural justification is provided through an Agricultural Statement, setting out the details of the holding and assessing the proposal against the tests within Annex A of PPS7. Although it hasn't been possible to demonstrate the profitability of the farm, the Statement sets out how expansion of the agricultural business can only be achieved if a permanent presence is maintained on-site. The Agricultural Statement and paragraphs 5.3 – 5.7 of this Statement discuss how purchase of the farmhouse, which has recently been put of for sale, does not present an affordable option for the applicants. Most significantly however, the fact the proposal relates to an existing building (rather than the erection of a new build dwelling to a Greenfield site) should be afforded weight in favour of the proposal and more than offsets any weakness in the 'agricultural' case.
- 6.4 Furthermore, conversion is linked to benefits through the long-term conservation of an undesignated Heritage Asset. As identified through the Structural Report, the building is in need of significant investment. Whereas conservation aims would not be achieved if the

building were it to remain in its current agricultural role, conversion to an agricultural workers dwelling represents the most viable opportunity to secure this.

- 6.5 Given that due to the barn's age and condition, it serves only a very minor role in relation to other, modern agricultural buildings at the holding. Should structural investments not be secured, the barn will soon become redundant and in time is likely to collapse and be replaced with a modern structure. Retention and conversion of the barn therefore also offers benefits to the LPA's wider aims for the enhancement to the character of the Forest of Bowland AONB.
- 6.6 The design for the conversion set out in proposed plans reflects the outcome of pre-application discussions and seeks to preserve the buildings historic character, whilst enabling an adequate amount of light into key rooms and meet Building Regulations Requirements for the provision of escape points.
- 6.7 Given the above assessment of site context and adopted planning policy, the proposal is perceived compliant with guidance contained in the NPPF and Local Plan Policies G1, G5, ENV1, H2, H15, H16 and H17. The Local Planning Authority is respectfully invited to grant planning permission for the development.

JWPC Ltd

April 2013

Appendices

Appendix 1 – Pre-application response Ref 2012/ENQ/00022

Appendix 2 – Sale details of Higher Flass Farmhouse

Appendix 3 – Letter from Travis Yates Independent Financial Planning Ltd

Appendix 1 – Pre-application response Ref 2012/ENQ/00022

please ask for: Gareth Fort
direct line: 01200 414501
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00022
your ref:
date: 9th March 2012

Dear Mrs Marsden,

**PRE APPLICATION ADVICE, CHANGE OF USE TO RESIDENTIAL, HIGHER FLASS
FARM SETTLE ROAD, BOLTON BY BOWLAND**

I am writing in response to your request for pre- application advice in respect of the above- named proposal.

You submitted plans with your request for advice, which showed the broad principles of the proposed conversion. The plans showed the removal of two of the buildings adjoining the barn, and the retention of one the adjoining blocks on the northern elevation to provide garage facilities. The plans showed 5 new rooflights, two on the eastern elevations. The proposed front elevation retains the barn door opening, but suggests glazing for most of the space. The drawing shows the existing air vents being glazed, with each alternative opening being enlarged. The retained adjoining garage building is to be clad in stone. In terms of the side elevations, one new window opening is shown roughly in the position of existing forking holes but larger in scale.

In assessing this proposal I have been mindful of Ribble Valley District Wide Local Plan policies in respect of the Area of Outstanding Natural Beauty, and policies in relation to barn conversions.

The proposal is broadly in line with policy ENV1, which relates to the Area of Outstanding Natural Beauty (AONB). The proposal seeks to re- use an existing building rather than create new development; the proposed curtilage of the building also respects existing boundaries and relationships between buildings. The proposal for the removal of the later buildings and extensions would reveal the building's traditional character and materials.

More detailed guidance is contained in Local Plan policies with regard to barn conversions. These policies seek to strike a balance between the benefits of bringing these buildings into residential use, and the desirability of protecting their character and heritage, and that of the surrounding area. Policy H15 deals with the location of the building to be converted, and contains specific advice with regard to conversions within the AONB. The policy states that development proposals should cause no unnecessary expenditure by public authorities and utilities on the provision of infrastructure. In terms of your proposal, this is unclear, however, its position in relation to existing established residential buildings would indicate that this should be achievable. The building is within a cluster and is not isolated, although it is remote from settlements. As the building is

located in the AONB, its effect in contributing to the natural beauty of the area will be considered in determining the application. This relates not only to any changes to the building itself, but also to the character of surrounding space, within the proposed residential curtilage, which should not detract from the rural setting of the building by the provision of overly residential or urban treatments in terms of car parking area and other domestic details.

Policy H16 deals with the building itself, suggesting that conversions will be permitted where the building is "structurally sound and capable of conversion for the proposed use without the need for extensive building or major alterations which would adversely affect the character or appearance of the building." In order to comply with this the Council require submission of a structural survey, including plans of any rebuilding work proposed.

Furthermore, this policy stipulates that the building to be converted is of "sufficient size to provide for minimal living accommodation without the need for further extensions which would harm the character or appearance of the building."

Policy H17 deals with design matters in relation to Barn Conversions, and is of particular relevance to this proposal. The Policy stipulates that design should be of a high standard, in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings. Furthermore, development will not be permitted where the impacts of the development, or the creation of a garden area, garaging or car parking, will harm the appearance or function of the area.

In order to comply with the above policies, the number of new openings, either doors or windows, should be kept to a minimum. In general the drawings you submitted have adopted this principle. However, I have concerns that the proposed design for the barn door, with the mix of glazing, stone wall and a door would be a little over-complicated, and not in line with the simple rural detailing of the existing building. A more simple solution, which maintained the existing opening, but involving some glazing would be preferable in this case. New rooflights are generally resisted in barn conversions of this type, as they are detrimental to the building's character. However, I note that there is an existing transparent panel in the roof, which may give an opportunity for a flush fitting rooflight in its place. Your proposals for new windows in the gables of the property are more in line with the character of the building, and existing, though smaller openings. The proposal for the glazing of airvents also respects the character of the building, although any enlargements of these should preferably be kept to a minimum. Retention of the lean-to building for garaging is a reasonable proposal, but again, it will be important to design this feature with details that respect and enhance the building's character.

Any planning application which seeks barn conversion and demolition of this type will need to be accompanied by appropriate wildlife surveys, to ensure that any development is carried out in a way that is sensitive to any existing habitats.

Please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of the application submitted.

Yours sincerely

GARETH FORT
PRE- PLANNING ADVICE OFFICER

Mrs L Marsden
22, Standen Road,
Clitheroe
BB7 1JY

Appendix 2 – Sale details of Higher Flass Farmhouse



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Settle Road, Bolton By Bowland, Clitheroe BB7 4NY

£495,000

FOR SALE



A stunning stone built detached cottage which has undergone complete refurbishment by the current owners and now offers a well-planned family home which is filled with character such as exposed stone walls, solid oak beams, open fires and pitched ceilings.

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FOR ROOMS SIZES, LAY OUTS AND DIMENSIONS PLEASE SEE THE FLOOR PLANS ATTACHED

OVERVIEW

A stunning stone built detached cottage dating back to circa 1602 which has undergone a complete refurbishment by the current owners and now offers a well-planned family home which is filled with character such as exposed stone walls, solid oak beams, open fires and pitched ceilings. Alongside these features are the modern benefits of double glazing, oil fired central heating, modern bathrooms and a fitted kitchen with range style cooker.

ENTRANCE PORCHWAY

With tiled floor, exposed beams, outlooks across the rear garden.

CLOAKROOM

With 2-piece white suite comprising low suite w.c. with push button flush and wall-hung washbasin with chrome mixer tap and tiled splashback, tiled floor.

UTILITY ROOM

With a range of base cupboards with laminate working surface and stainless steel single drainer sink unit with tiled splashback, tiled floor, floor-mounted Worcester oil fired central heating boiler, plumbing for washing machine, space for tumble drier.

DINING KITCHEN

Family style farmhouse dining kitchen with oak-fronted wall and base units with complementary Stratstone granite working surface and tiled splash back, Belfast sink unit with mixer tap, Rangemaster cooker with 5-ring induction hob, 2 separate ovens and grill with extractor and lighting over, integrated fridge freezer and dishwasher, pantry cupboard with tongue and groove door, wine rack, recessed spotlighting, exposed beams. Terracotta tiled flooring. Excellent views.

LOUNGE

With feature exposed oak beams, wall light points, solid wood door opening onto patio area, high quality laminate flooring, outlooks from the front and rear elevations, feature stone inglenook fireplace with solid oak beam mantel and stone flagged hearth housing cast iron multi-fuel stove, television point.

DINING ROOM

With feature exposed stone wall, exposed ceiling beams, wall light points, stable door leading to patio area, feature open fireplace set into the wall and stone flagged hearth, laminate flooring, corner staircase off to the first floor.

FIRST FLOOR:**LANDING**

With original beams, feature exposed stone wall, oak spindles and balustrade, excellent open views, staircase off to attic bedroom four.

MASTER BEDROOM

Double bedroom with pitched ceiling and exposed beams, excellent views, recessed spotlighting, staircase up to:

MEZZANINE LEVEL

currently used as a study area with exposed beams and wall lights.

EN-SUITE SHOWER ROOM

With 3-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, mist free illuminated mirror, walk-in shower with fixed glass panel and fixed head thermostatic shower, chrome heated ladder style towel rail, part-tiled walls, extractor fan, slate tiled floor.

BEDROOM TWO

Double bedroom with exposed beams, open views to the rear. UPVC window. TV Point.

BEDROOM THREE

Double bedroom with exposed beams, excellent views. UPVC window to the rear. TV Point.

BATHROOM

With 4-piece white suite comprising pedestal washbasin with chrome tap and tiled splashback, illuminated feature mirror, freestanding roll top bath with shower tap fitment, low suite w.c. and corner shower enclosure with fitted chrome fixed head mixer shower. Feature radiator and heated towel rail, tongue and groove varnished floor, exposed beams, recessed spotlighting, extractor fan.

SECOND FLOOR**ATTIC BEDROOM FOUR**

Double attic bedroom with pitched ceiling and exposed beams, Velux window, window on gable wall. TV Point.

OUTSIDE

The property is approached via a 5-bar gate opening onto a gravelled parking area offering parking for 3-4 cars. Front lawn with garden planting borders and boundary hedging. Rear garden with stone paved patio areas, lawn and well stocked borders. Oil storage tank. The rear boundary adjoins open fields.

DETACHED DOUBLE GARAGE

Leading from the driveway is a recently built double garage with two separate up and over doors. Electric Supply and Lighting.

HEATING

Oil fired central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES

Mains water and electric are connected. Drainage is via a septic tank.

Misrepresentation Act 1967

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

Appendix 3 – Letter from Travis Yates Independent Financial Planning Ltd



TRAVIS YATES
INDEPENDENT FINANCIAL PLANNING LTD

Mr M Wyatt
JWPC Limited
18 Waterview
White Cross
LANCASTER
LA1 4XS

25 April 2013

Dear Matthew

Re: Mr John & Lyn Marsden, 22 Standen Road, CLITHEROE, Lancashire, BB7 1JY

As Mr & Mrs Marsden's Financial adviser I can confirm that with their finances as they stand, that it is not possible now or within the foreseeable future for them to be able to raise £500,000.

Mr & Mrs Marsden's Investment portfolio is valued at £189,674.

I trust this is satisfactory

Yours sincerely

pp Sean Yates (Dip) PFS
Financial Director

32 Castle Street, Clitheroe, Lancashire, BB7 2BX

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