

**Full application for the conversion of barn to
domestic and construction of link extension
between barn and house (resubmission of
3/2022/0426)**

Slack Farm
Settle Road
Newsholme
BB7 4JF

Planning Statement

Prepared by [REDACTED] MA Town Planning

April 2023



WBW Surveyors Ltd



1. APPLICATION SITE

- 1.1 The application site is at Slack Farm, Settle Road, Newsholme. It is within open countryside with agricultural fields surrounding the farm buildings, house and barn.
- 1.2 The existing house, occupied by the applicant, his wife and three young children and stone barn to be converted are sited to the south west of the complex of modern farm buildings at Slack Farm. A large existing stone built agricultural building and lean-to extensions stand immediately to the north east of the house.
- 1.3 An existing calf pen building was until recently sited immediately to the south west of the stone barn, this has been demolished as planning permission has been granted for a new calf house building.
- 1.4 Planning permission has been granted for the conversion of the stone barn to domestic and for the construction of a link single storey link extension between the barn and the house (reference 3/2022/0426).

2. DEVELOPMENT PROPOSAL

- 2.1 This application proposes the removal of an existing single storey extension on the south west (gable) elevation of the house, the conversion of the stone barn to ancillary accommodation and the construction of a two storey link extension between the stone barn and the house.
- 2.2 The demolition of the existing attached calf pen building has resulted in the North East gable elevation of the stone barn being exposed and there is now a 5m gap between the stone barn and the new calf housing to be constructed (approval 3/2022/1184). This improves the visual appearance of the stone barn to be converted.

3. PLANNING HISTORY

- 3.1 3/2022/1184: Proposed construction of new agricultural building (calf housing): Conditional Approval 24/03/23. NB: The red line plan includes the existing calf building attached to the barn subject of this application to be demolished.
- 3.2 3/2022/0426: Conversion of barn to domestic and construction of (single storey) link extension between barn and house. Conditional Approval 05/12/22
- 3.3 3/2016/0020: Extension to existing dairy cattle building and new silage clamp. Conditional Approval 15/02/16
- 3.4 3/2012/0430: Extension to existing dairy cattle unit. Conditional Approval 25/06/12

- 3.5 3/2010/0951: Proposed erection of 2 no.18m 20kw wind turbines. Conditional approval 01/02/11
- 3.6 3/2010/0049: DOC No 2 (materials) of 3/2009/0997P Approved 11/02/10
- 3.7 3/2009/0997: Proposed agricultural building 45.72m x 31.39m x 8.8m high to ridge and 3.65m to the eaves. Conditional approval 15/01/10
- 3.8 3/1999/004N: Erect portal framed garage workshop. Approved no conditions 09/03/99
- 3.9 3/1996/004A: Proposed portal framed lean-to building. Permitted Development 12/02/96.

4. PLANNING POLICY

A. LOCAL PLANNING POLICY

- 4.1 The statutory Development Plan is the Ribble Valley Borough Council Core Strategy 2008-2028: A Local Plan for Ribble Valley that was adopted in December 2014.

Policy	Policy Aims
Policy DS2: Presumption in Favour of Sustainable Development	The Council will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.
Policy EN2: Landscape	Development is expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
Policy EN3: Sustainable Development and Climate Change	Requires development to meet appropriate sustainable design and constructions standard where viable to do so, in order to address both the causes and consequences of climate change.
Policy DMH3: Dwellings in the Open Countryside and AONB	Sets out requirements for new dwellings, conversions, rebuilding or replacement of existing dwellings and applications for the removal of conditions restricting occupation.

Policy DMH4: Conversion of Barns and other Buildings to Dwellings	The development must not be isolated in the landscape, have no materially damaging effects on the landscape quality or the rural economy and buildings must be structurally sound and capable of conversion.
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B. NATIONAL PLANNING POLICY

- 4.2 The most upto date national planning policy is found within the National Planning Policy Framework that was last reviewed in July 2021.
- 4.3 Paragraph 130 of the NPPF is of particular significance and relates to achieving well designed places:-

Planning Policies and decisions should ensure that developments:

- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) Are sympathetic to local character and history, including the surrounding environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

5. ASSESSMENT OF THE APPLICATION

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The Principle of Development

- 5.2 The principle of development has already been accepted by the LPA through the approval of application reference 3/2022/0426 granting consent for the conversion of the barn for ancillary accommodation and a single storey link extension between the existing dwelling and the barn.

The effect of the proposal on the Character and Appearance of the Barn

- 5.3 During the determination of the previous submission (3/2022/0426) the LPA asked the applicant to reduce the height of the link extension so that it was single storey. The applicant provided amended plans and the conversion of the barn and the construction of a single storey link extension was subsequently approved.

- 5.4 The applicant has since gained planning approval (3/2022/1184) for the construction of a new calf housing building and the existing attached calf building has been demolished, resulting in a 5m gap of open space between the south west gable of the barn and the new calf housing building. There is an existing gap between the south east elevation of the house and the agricultural building to its north.
- 5.5 The gap between both gables and the modern agricultural buildings on either side and to the rear of the barn improves the visual appearance of the house and barn and enhances the identity of them, being the original buildings on the farm.



Figure 1: Photograph to show the attached calf housing that has been demolished to open up the space to the south west (side) of the barn.



Figure 2: Photograph to show the attached calf housing that has been demolished to open up the space to the south east (rear) of the barn.

- 5.6 When considering local plan policy DMH3 that allows for dwellings in the Open Countryside and AONB so long as they meet certain criteria, the previous submission was considered to pass the relevant policy tests. It is considered that the amended design meets the requirements of DMH3 as the barn is suitably located and its form and general design is in keeping with its surroundings. The structural survey attached confirms the barn can be converted without the need for complete or substantial reconstruction. When considering the requirements of DMH4 the barn conversion meets the policy tests.
- 5.7 The approved single storey link extension (3/2022/0426) does not allow the applicant the opportunity to maximise the use of the internal space created because there is not enough headroom to have a staircase. This amended design keeps the ridgeline as low as possible but allows a staircase to be constructed within the extension to allow access to the proposed first floor in the barn.
- 5.8 It is acknowledged that the scale, design, massing and features of the link extension and its impact upon the existing house and the barn are important factors for consideration. The proposed extension is subservient to the existing

barn and house with lower eaves and ridge than both and being set away from the barn by 600mm on the north-west (front) elevation and set back from it on the south east (rear) elevation by 300mm. The materials used to construct the link extension match the existing barn and its' window and door openings have been kept to a minimum. The scale and design of the link extension does not detract from the visual appearance of the stone barn and respects its setting in the farmstead.

- 5.9 In summary, the proposed development is of a high standard of building design and is sympathetic to the existing house, the existing stone barn and the surrounding farmstead, which with the exception of the stone building to the north east of the house mainly comprises modern portal frame farm buildings. It complies with Policy DMG1.

Heritage Assets

- 5.10 The development does not have any impact on heritage assets.
- 5.11 A Heritage Statement was submitted with the approved application (3/2022/0426) and is submitted again with this application. This concludes that the barn is not a non-designated heritage asset.
- 5.12 The barn has not been identified as a non-designated heritage asset by the Council as the local planning authority in a maintained local list. Planning Practice Guidance (PPG) states with regard to non-designated heritage assets that they can be identified through a number of processes, including as part of the decision-making process on planning applications, the LPA did not consider the barn to a non-designated heritage asset during the determination of 3/2022/0426.

Residential Amenity

- 5.13 The nearest residential property is Woodridge approximately 40m to the west and as acknowledged in the officer report for the previous submission (3/2022/0426), the proposal will not unduly affect Woodridge and is therefore acceptable on these grounds. It was also acknowledged that there are various non-residential buildings sited in the vicinity which are used for domestic or agricultural purposes and the separation distances are acceptable.

Visual Amenity

- 5.14 The proposed development is not prominent in the landscape being sited in close proximity to the main steading of Slack Farm. It is approximately 206m to the south east of the A682 road from Long Preston to Gisburn, with only glimpses of the house and farm buildings being visible because of existing trees.
- 5.15 It was acknowledged in the officer report for 3/2022/0426 that public footpath 3-7-FP5 runs through the farm but is not affected by the proposed development. The LPA concluded that the site is not overly prominent in public viewpoints,

even considering that public footpath 5 runs through the site, there are existing buildings sited between the site and footpath and taking into account that it is an existing barn then visually there would be no undue impact on amenity and the development would be acceptable.

Ecology

- 5.16 A Preliminary Bat Roost Assessment Form is submitted. This concludes that no bats were observed or recorded using the barn for roosting and it is considered to be of negligible potential for roosting bats. This was acknowledged in the officer report for the previous submission (3/2022/0426).

6. CONCLUSION

- 6.1 The proposed development achieves sustainable development providing additional residential accommodation for the applicant and his family whilst adapting a traditional agricultural building and constructing a link extension that is of a high standard of design that respects the vernacular of the existing stone barn and farmhouse.