

PLANNING STATEMENT

SITE: WOODFIELD FARM, LONGSIGHT ROAD, CLAYTON LE DALE BB2 7JA.

PROPOSAL: CHANGE OF USE OF APPROVED GARAGE, STORE AND OFFICE ACCOMMODATION TO REINSTATE ORIGINAL DWELLING AND SUBDIVISION OF RESIDENTIAL CURTILAGE.

1. INTRODUCTION

- 1.1 This planning statement is in support of an application to convert an approved garage store and office accommodation within the curtilage of a dwelling to a separate residential dwelling. The proposal includes the subdivision of the residential curtilage so that each property has its own parking area and manoeuvring space.

2. PLANNING HISTORY

- 2.1 Planning permission 3/2006/0343/P was granted on the 19th June 2006 for the erection of a replacement dwelling and the conversion of the existing dwelling to garaging and office accommodation and the extension of the residential curtilage to include the former farm yard area. (see Appendix 1).
- 2.2 The permission was subject to a number of conditions, including Condition 3 which restricted the use of the office accommodation. Condition 3 reads as follows:

“The proposed offices shall only be occupied as office accommodation in connection with the businesses operated by occupants of the proposed new dwelling with a maximum of two employees present at any one time. In no event whatsoever shall it be used as a separate office accommodation or shall there be business related visitors to the offices.”

Reason: In order to comply with Policy G1 of the Ribble Valley Districtwide Local Plan as division of the site into a separately occupied unlimited business unit could prove injurious to highway safety.”

- 2.3 The permission was also restricted by a unilateral undertaking dated 19th June. The undertaking bound the owners and their successors in the following manner:

“ 1. The existing dwelling on the site shown coloured brown on the plan shall no longer be used as a residence and will not be used for ancillary residential purposes.

2. The existing dwelling will be converted to provide garaging facilities and office accommodation which will be used exclusively by the occupants of the proposed new dwelling on site coloured yellow on the plan and two employees and will not function to openly attract retail or commercial callers to the premises.

3. The existing consent reference number 3/2005/0766 which permits the extension of the existing dwelling edges brown on the plan will not be implemented.”

See appendix 2

3. SITE AND SURROUNDINGS

3.1 Woodfield Farm is situated in an area of open countryside adjacent to the A59. The Farm comprises a recently constructed 5 bedroom detached house tennis court and 4 acres of land. Within the curtilage is the former 1850's farmhouse and outbuilding which has been converted to office accommodation and an undeveloped attached barn. Next to the former farmhouse is a small stone outbuilding.

3.2 Woodfield Farm is adjacent to Wood Field Garage and the dwelling Strathaven.

4. PROPOSAL

4.1 The proposal is to convert the former farmhouse back to a dwelling incorporating the garaging and office accommodation approved under the permission 3/2006/0343 and 3/2006/0688. The proposed dwelling would comprise a lounge dining room and kitchen on the ground floor, three bedrooms and bathroom on the first floor.

4.2 No physical alterations to the building are proposed but the existing curtilage of Woodfield Farm will be subdivided so that the existing and proposed dwellings each have their own vehicle parking and turning areas.

5. BACKGROUND

- 5.1 Before planning permission was granted in June 2006, the old dwelling, the building the subject of this application was in use as a dwelling. The old dwelling was renovated by the owners so that it could be lived in temporary whilst the new dwelling was under construction. The renovation to the old dwelling was done so that it could become the garaging and office accommodation as approved under the permission when the new dwelling was completed and occupied.
- 5.2 In 2009 the dwelling was completed and occupied. The property is now vacant and has been for sale since November 2012 with a local Estate Agent. To date nobody has requested a viewing.

6. SITE HISTORY

- 6.1 3/2006/0688 Erection of a replacement dwelling to include a basement, and the conversion of existing dwelling to provide garaging and office accommodation and the extension of the residential curtilage to include former farm yard area. Approved 06/10/2006
- 6.2 3/2006/0343 Erection of a replacement dwelling and the conversion of the existing dwelling to provide garaging and office accommodation and the extension of the residential curtilage to include the former farm yard area. Re-submission. Approved 19/06/2006
- 6.3 3/2005/1071 Erection of a replacement dwelling and the conversion of the existing dwelling to provide garaging and office accommodation, and the extension of the residential curtilage to include the former farm yard area. Withdrawn 30/03/2006
- 6.4 3/2005/0766 Two storey side extension and single storey rear extension to farmhouse. Approved 06/10/2005
- 6.5 3/2005/0536 Steel portal frame agricultural storage building. (New). Permission not required

7. PLANNING POLICY

- 7.1 The policy basis against which the proposal should be considered is comprised of the National Planning Policy Framework, and the Ribble Valley Local Plan (adopted in June 1998) and the Core Strategy 2008-2028.

Ribble Valley Local Plan

- 7.2 The following saved policies of the adopted Ribble Valley Local Plan are relevant to the proposal:

- Policy G1: Development Control – all development proposals will be expected to provide a high standard of building design and landscape quality. The various detailed criteria to be applied in deciding planning applications are set out in the policy, including the development being sympathetic to existing and proposed land uses;
- Policy G5: Settlement Strategy - outside the main settlement and village boundaries, planning consent will only be granted for small scale developments;
- Policy ENV3: Open Countryside – in the open countryside development will be required to be in keeping with the character of the landscape area;
- Policy H2: Dwellings in the Open Countryside – provides for the appropriate conversion of buildings to dwellings subject to various criteria;
- Policy H15: The Location of the Building to be Converted – planning permission will be granted for the conversion of buildings to dwellings subject to various criteria;

Core Strategy

- 7.3 The following policies of the draft Core Strategy are relevant;

Policy DMG1-General consideration

Policy DMH3-Dwellings in the Open Countryside

Policy DMH4-The Conversion of Barns and Other Buildings to Dwellings

7.4 The National Planning Policy Framework

National Planning Policy Framework (NPPF) came into force on 27 March 2012 and states that 'at the heart of the NPPF is a presumption in favour of sustainable development', which means that for decision making purposes that:

Where the development plan is absent, silent or relevant policies are out of date, granting permission unless,

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
- specific policies in this framework indicate development should be restricted.*

8. **PLANNING ASSESSMENT**

8.1 Having regard to relevant policy, the main issues for consideration in this case are:

- the principle;
- what visual affect the proposed change of use may have on the building;
- What visual affect the proposed change of use may have on the landscape ;
- location;
- highways and access;
- neighbour amenity.

8.2 Each of these issues is addressed in turn below.

Principle

8.3 The NPPF advocates a presumption in favour of sustainable development unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. Guidance on proposals to convert buildings to dwellings is provided within Policy H2 of the Local Plan and DHM3 of the draft Core Strategy, which notes outside settlement boundaries, residential development will be limited to the appropriate conversion of buildings to dwellings provided they are suitably located and their form and bulk and general design are in keeping with their surroundings. The building must be structurally sound and capable of conversion without the need for complete or

substantial reconstruction. Additional advice is also provided by Policy H15 of the Local Plan and DMH4 of the draft Core Strategy, which notes that *“The conversion of appropriate buildings within settlements or which form part of already defined groups is acceptable”*, however this is providing that there would be no materially damaging effects on the landscape qualities of the area. The building forms a group with the dwellings Woodfield Farm and Strathaven and the garage Woodfield Garage. The proposal to convert the building to a dwelling is in principle acceptable under these policies.

The visual effect the proposed change of use may have on the building

- 8.4 There are no proposed alterations to the building as part of the application. The curtilage is to be defined as part of the application and this will have little impact on the appearance of the dwelling because the changes are confined to the space between the existing buildings.

The visual effect the proposed change of use may have on the landscape

- 8.5 There are no alterations proposed to the building. The existing curtilage will be subdivided to create the two dwellings on the site. This will not increase the size of the curtilage overall and the proposed parking and turning areas are within the centre of the site as they are at present. The proposal will have no adverse impact on the landscape.

Location

- 8.6 The building is located in a rural area. However, neither Local Plan policy nor the precedent of other cases indicates this to be a bar for the conversion of an existing building to permanent residential accommodation. Rather, policy allows for such conversion, subject to consideration of various criteria. The proposed use of the property would result in no additional expenditure by public authorities or utility undertakes on the provision of infrastructure or other services. It should also be noted that the A59 carries a bus service.

Building Character

- 8.7 The building is of traditional character and appearance and is worthy of retention.

Conversion Scheme

- 8.8 The building has previously been in residential use. No further physical alterations are proposed. The building has been maintained to a high standard and is structurally sound.

Highways and Access

- 8.9 The existing dwelling and proposed dwelling would continue to use the existing access to the A59 on the west side of the site. The proposal would not generate a significant change in the nature or character of vehicles visiting the site. The planning permission granted in 2006 envisaged that there would be up to two employees employed in the building. This would have attracted vehicles to the site which would have similar characteristics and number of movements to the proposed dwelling. As such, there are not considered to be any highway safety or access concerns. Adequate parking and manoeuvring space is provided for each dwelling. The A59 carries a bus route including a service number 280 between Clitheroe and Preston.

Neighbour Amenity

- 8.10 The existing dwelling has secondary windows in the south east gable. The dwelling is positioned off-set from the rear of the office building. The windows in the gable of the existing dwelling would not directly over look the rear windows of the proposed dwelling because they are off-set from each other and separated by a distance of about 20m. The proposed dwelling would not significant affect or reduce the residential amenity of the existing dwelling.

Precedent

- 8.11 The building the subject of the application was previously used as a dwelling. The new dwelling was built as its replacement. The former dwelling is now used in connection with the new dwelling and is no longer a dwelling in its own right. It is unusual for a replacement dwelling to be granted planning permission and the former dwelling to be retained on site in a new use. In this regard it is unlikely that these particular set of

circumstances would be repeated. Whatever ones feelings are about the fact that planning permission was granted to replace an existing dwelling with a new one and now planning permission is being applied for to return the building to its former use as a dwelling; the fact is that the building is not presently a dwelling in planning terms it is has permission to be used a garaging office and store. Planning policy changes over time. The introduction of the NPPF has occurred since the permission was granted in 2006. Circumstances are different now to what they were in 2006. The fact that dwelling at Woodfield was created on the basis; that it replaced the existing dwelling at Woodfield Farm; does not have any bearing on the current application.

- 8.12 There have recently been three applications that we are aware of where substantial buildings within curtilage of an existing dwelling have been granted planning permission for use as a separate dwelling. Application 3/2012/0453 The Conkers Dewhurst Road Langho was granted planning permission to use an annex as a separate dwelling. The annex was originally constructed as a domestic garage. Application 3/2012/0912 Green End Croft Sawley also granted planning permission to use an annex as a separate dwelling. Both these buildings were located in the open countryside outside of a settlement boundary. There are very close similarities between the proposed development and an approval of planning permission at 11 New Row Cottages, Clitheroe Road, Knowle Green reference 3/2012/0708 for a change of use of garage/home office to residential dwelling. This site again was outside the settlement boundary but close to a group of other buildings within the area of outstanding natural beauty. That application was considered under the same policies as cited above and was considered to be appropriate development. No special circumstances were put forward. We consider that the Council's analysis of that proposal shows that it is accepted that policy allows the conversion of rural buildings including domestic outbuildings to be converted to a separate residential dwelling. In the same way the buildings at Woodfield Farm which have permission to be used in connection with the dwelling should be considered suitable for a change of use to a dwelling.

9. CONCLUSION

- 9.1 The proposed scheme complies with Local Plan Policies G1, G5, H2, and H15 and guidance within the NPPF. There is no significant change in the appearance of the building and the subdivision of the residential curtilage will not detrimentally affect the appearance of the building or the landscape in which it is set.
- 9.2 The proposal will be served by the existing vehicle access and will not lead to a significant increase in traffic to the site.
- 9.3 For the reasons set out in this statement, the Council is respectfully invited to approve the application to allow the garage store and office accommodation to be used as a separate dwelling.

APPENDICES

Appendix 1 – Planning permission notice 3/2006/0343

Appendix 2 – Unilateral undertaking dated 19th June 2006.

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