Planning Statement for
Deletion of Condition 3 of Planning Approval 3/2005/0565 to
allow premises to be used as an ordinary dwelling house
(rather than restricted to holiday use).

Heights Barn, Horton in Craven, Skipton, BD23 3JT

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The Development Proposal

1.1 Under Planning Ref. 3/2005/0565 permission was granted for the change of use of a traditional stone barn to residential accommodation. That accommodation was restricted to holiday use by condition 3 of the planning permission.

1.2 This application seeks to delete condition 3 of the existing planning permission to allow the premises to be used as an ordinary dwelling. The application premises are intended to be occupied by the applicants' son and partner, who require somewhere to reside in the local area.

Procedural Matters

1.3 Holiday accommodation ordinarily falls within Use Class C3 (dwelling houses) of the Use Classes Order 1987 (as amended). This is the situation with the planning permission that has already been granted at Heights Barn.

1.4 The deletion of condition 3 of 3/2005/0565 would allow the premises to be used as an ordinary unrestricted dwelling.

Planning Policy

Local Policy

2.1 The Development Plan comprises the 2008 – 2028 Ribble Valley Core Strategy. The following development plan policies are of most relevance:

Ribble Valley Core Strategy 2008 – 2028.

<table>
<thead>
<tr>
<th>Policy</th>
<th>Policy Aims</th>
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<tbody>
<tr>
<td>DNH3</td>
<td>The policy identifies the approach that will be taken for proposals for new dwellings in the open countryside. It indicates that the conversion of buildings to dwellings, provided that they are suitably located, will be permitted. The policy also indicates that the creation of a permanent dwelling by the removal of any condition that restricts the premises to visitor use or holiday use will be refused on the basis of unsustainability.</td>
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<td>DNH4</td>
<td>The policy indicates that planning permission will be granted for the conversion of barns to dwellings subject to several detailed criteria.</td>
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National Policy
2.2 The primary source of national planning policy is found with the National Planning Policy Framework (the NPPF). Further supplementary guidance can also be found within Planning Practice Guidance (PPG).

2.3 Paragraph 14 of the NPPF advises that:

'At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.'

2.4 It states that:

'For decision-taking this means:

- approving development proposals that accord with the development plan without delay; and
- 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.'

2.5 Paragraph 55 of the NPPF provides support for the re-use of redundant or disused buildings for residential purposes. This support has enabled agricultural buildings across the country to be converted to new unrestricted dwellings.

2.6 With respect to residential development more generally, Planning Policy within the NPPF aims to boost significantly the supply of housing. The provision of residential development, and the economic benefit that this brings, is an important material consideration in the assessment of applications.

3. **ASSESSMENT OF THE MERITS OF THE APPLICATION**

3.1 The applicants wish to provide a new dwelling for their son and partner. Accommodation at Heights Barn could meet that need, but it is presently restricted to use for holiday accommodation only. They therefore wish to lift that restriction and allow the property to be occupied as an ordinary residential dwelling.

3.2 Planning permission was originally given to convert the barn in 2005. It has since been in use as holiday accommodation. Since that original planning permission was given the planning policy regime has changed considerably. National Planning Policy is now clearly supportive of the conversion of existing farm buildings to ordinary dwellings. Such dwellings do not need to be restricted to holiday accommodation. This support is provided by paragraph 55 of the NPPF.
3.3 Furthermore, not only is planning policy supportive of such changes of use, the government has made such conversions permitted development. Under Class Q, Part 3, Schedule 2, of the General Permitted Development Order 2015 (as amended) a conversion of an agricultural building to a new dwelling can now be carried out without planning permission.

3.4 The applicants do not wish to be denied the opportunity of providing a dwelling for their son. Permitted development rights that would apply to other similar properties are not available to the applicant as the property has already been converted to holiday accommodation. The Council is therefore asked to consider this application on a pragmatic basis and accept that given this particular set of circumstances the holiday occupancy restriction can be removed.

3.5 It is important to note that the applicants are not asking for a decision that would not now be given elsewhere under permitted development rights. The development is clearly supported by National Planning Policy and therefore no unacceptable planning harm would arise through the removal of the holiday occupancy restriction.

3.6 It is recognised that Core Strategy policy DNH3 seeks to retain existing holiday accommodation. The reason for this approach is on sustainability grounds. However, this policy stance is entirely at odds with planning policy within both the NPPF and permitted development rights that very firmly identify that the re-use of agricultural buildings for ordinary unrestricted dwellings is now acceptable in principle.

3.7 The Council are also asked to take into account a recent appeal decision at nearby Burons Laithe, Horton. That appeal decision is included with the application submission. The appeal concerned an application to remove a holiday occupancy restriction in the same village. The appeal was allowed.

3.8 The appeal decision refers to an acknowledgement from the Council that there is an over provision of holiday accommodation in the Borough. The inspector decided that there was little difference in the impact on the landscape if the appeal property was occupied permanently. Furthermore, the Inspector did not find the slightly isolated location of the barn as being unacceptable. It is therefore respectfully requested that the precedent set by this appeal decision should be followed and planning permission granted for the removal of the holiday occupancy restriction.

Other Planning Matters

3.9 With respect to highway safety, planning permission has already been given to use the premises for residential accommodation. Whether the site is used for holiday accommodation or an unrestricted dwelling would make little difference to vehicle movements. There are no highway safety reasons why planning permission should not be given.
3.10 In design terms, and the effect on the local landscape, there are no proposed alterations to the building that would have an impact.

3.11 The conversion would not unacceptably impact on the amenities of others. The building would provide a satisfactory standard of living accommodation for its occupants.

3.12 The proposal is acceptable with respect to all other material planning considerations.

4. CONCLUSIONS

4.1 The building is already in use as a single dwelling, albeit restricted to holiday use. Removal of the occupancy restriction would cause no planning harm or have any unacceptable impact on the local area. Changes of use of agricultural buildings to ordinary unrestricted dwellings are now supported by Government planning policy. Furthermore, if it was not for the fact that the property has already been converted, the barn could have been converted to an ordinary dwelling without planning permission.

4.2 A recent appeal decision for a property in the same village suggests that the Council has an oversupply of holiday accommodation. Loss of the holiday use would not have any demonstrable impact on the local economy, and the removal of the restriction would allow the building to be put to a beneficial purpose.

4.2 Finally, approval of the application will allow the accommodation to be occupied by the applicants' son and partner who live and work in the local area. The development will therefore help to meet the housing needs of the local population. It is therefore requested that planning permission for the removal of the restriction should be given.