



JUDITH DOUGLAS TOWN PLANNING LIMITED

Wittons Farm, Bolton By Bowland BB7 4NZ

Proposed development: Conversion of barn to dwelling.
Replacement of agricultural buildings with a garage, creation of a curtilage and installation of package treatment plant and ground source heat pump coil.

Design Access and Planning Statement
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JDTPL0110

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1.0 INTRODUCTION

1.1 This application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicants Mr and Mrs S Flanagan. In August 2012 planning permission was granted for a near identical scheme to convert this barn to a dwelling, however this permission lapsed in August 2015. The applicants wish to reinstate the permission.

1.2 The application should be read in conjunction with the following plans and documents:

E.001 - Existing Site Survey Plan - 1-200

E.003 - Existing Floor Plans – Barn

E.004 - Existing Elevations – Barn

E.005 - Existing Sections – Barn

OS.001c - OS Site Location Plan

P.001 - Proposed Floor Plans

P.002 - Proposed Elevations

P.003 - Proposed Sections - Sheet 1

P.004 - Proposed Sections - Sheet 2

P.006 - Proposed Plans and Elevations – Garage

P.007 - Proposed Site Plan - 1-200

EPS report 1818 dusk emergence Wittons Farm Barn

Structural Inspection Survey Report

Package treatment details

Ground source heat coil details

2.0 PROPOSAL AND SITE DESCRIPTION

2.1 Witton's Farm is located 3km north of the village of Bolton By Bowland. It comprises a stone farmhouse, with stone outbuildings a large detached stone barn, and various modern agricultural buildings.

- 2.2 The farmhouse is on the western side of the group with the barn to the east. The farmhouse formerly had a barn attached to it on the east side which has now been incorporated into the living accommodation. The front of the farmhouse and the front of the detached barn in which there is a wagon entrance are in line with each other and both face south. To the front and rear of the farmhouse is garden area. The remaining land around the house and the detached barn is a concrete yard area. The yard and garden are in parts defined by substantial well-built dry-stone walls.
- 2.3 The modern agricultural buildings are positioned behind the stone barn on the northern side of the site and to the northwest. There are two concrete block single storey outbuildings close to the southwest of the stone barn.
- 2.4 This group of buildings is set on the hillside and is surrounded by open grazing land. The land slopes downhill from west to east. Vehicle access is from the south along a private farm track and there is an additional track which approaches from the west. Public footpaths approach the site from the north, south, east and west passing through the farmyard.

3.0 PLANNING SITE HISTORY

- 3.1 3/2004/0634 Proposed new porches on north and south elevations and 2 narrow windows on south elevation near south east corner approved 16/08/2004
- 3.2 3/2003/0480 Use of redundant barn as extension to dwelling. Alteration to existing farmhouse and pigsty, and garden room extension approved 10/07/2003.
- 3.3 3/2012/0489 Conversion of bran to dwelling. Replacement of agricultural building with a garage and creation of curtilage. Approved 31 August 2012

4.0 THE DEVELOPMENT PLAN

- 4.1 The relevant part of the Development Plan for the purposes of this application is the Core Strategy. The following policies of the Core Strategy are relevant to this application are:
- Key Statement DS2 (Presumption in favour of sustainable development) – the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework
 - Key Statement EN2 Landscape-The landscape character of the Forest of Bowland Area of Outstanding Natural beauty will be protected, conserved and enhanced.

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- Key Statement EN4 (Biodiversity and geodiversity – The Council will seek wherever possible to conserve and enhance the area’s biodiversity and geodiversity.
 - Key Statement EN5 (Heritage Assets) – expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
 - Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
 - Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.
 - Policy DME3: (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
 - Policy DME4 (Protecting Heritage Assets) – Seeks positive improvements in the quality of the historic environment.
 - Policy DMH3 (Dwellings in the Open Countryside and Area of Outstanding Natural Beauty) – Within areas defined as open countryside or AONB, residential development will be limited to, amongst other things, the appropriate conversion of buildings to dwellings providing they are suitably located.
 - Policy DMH4 (The Conversion of Barns and other buildings to dwellings) – Permission will be granted for the conversion of buildings to dwellings where the building is not isolated in the landscape i.e. forms part of an already group of buildings and there need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure.

The following elements of national policy are also relevant to the proposal.

- 4.2 Nation Planning Policy Framework, Section-“Delivering a wide choice of high quality homes” paragraph 55 promotes sustainable development in rural areas. Development for new dwellings in the countryside is acceptable in limited circumstances including where the development would re-use redundant or disused buildings and would lead to an enhancement to the immediate siting or the development would represent the optimal viable use of a heritage asset.
- 4.3 NPPF section-“Conserving and enhancing the historic environment” paragraph 128 requires applicants to provide information to describe the significance of any heritage assets including any contribution made by their setting. A separate Heritage Statement has been prepared. In making planning decision the desirability of sustaining and enhancing the significance of

the heritage asset and putting it to a viable use consistent with their conservation is to be taken into account paragraph 131.

5 EVALUATION

6.1 The main planning issues are whether the barn is suitable for conversion, having regard to its location and the development strategy for the area; the effect of the proposal on the character and appearance of the AONB; and the effect on the significance of this non-designated heritage asset.

Principle

6.2 The site is within open countryside with an Area of Outstanding Natural Beauty. Policy DMG2 states that new housing development provided through the re-use of existing buildings is acceptable in such areas. Policy DMH3 limits new residential development in the open countryside to the appropriate conversion of buildings providing they are suitably located and in keeping with their surroundings. Part of the criteria of policy DMH4 is that the buildings to be converted should “not be isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings...” Although Wittons Farm is outside a settlement, the traditional farm buildings form a readily identifiable existing group of buildings.

6.3 The traditional buildings are well grouped, set within the wider farm group which includes substantial modern farm buildings. As a result, the buildings to be converted would not be isolated in the landscape and the proposal accords with policy DHM4 (1). Paragraph 55 of the Framework permits new isolated homes in the countryside where development would re-use redundant or disused buildings and lead to an enhancement of their setting. This is reflected in policies DMH3 of the Core Strategy which allow for the appropriate conversion of buildings to dwellings in the countryside. The proposed development is suitably located and is compliant with policies DMG2, DMH3 and DMH4 in this respect as well as the development strategy policy DS2.

Character and appearance of the AONB

6.4 Farmsteads and farm buildings contribute to the character of the AONB. The traditional farmhouse and barn at Wittons Farm are constructed out of traditional materials and in a form which reflects the farming practices from the era in which they were constructed. This is discussed more fully in the accompanying Heritage Assessment. The buildings have heritage value and contribute positively to the character and landscape quality of the AONB. In order to preserve, and not detract from the positive contribution that the stone barn makes,

the proposed conversion has been designed in a way that introduces a minimal amount of physical change to the building and its setting. The changes are needed in order for the new use as a dwelling to be possible.

Building Suitability

- 6.5 The building is regarded as one suitable for conversion with regards to criteria in policy DMH4 in that the structural report submitted with the application confirms that the building is sufficiently structurally sound and can be converted without needing major rebuilding. It is of sufficient size to be converted without needing to be extended. It is traditional in form and has had a genuine history of agricultural use and is worthy of retention.

Landscape Impact and extent of curtilage

- 6.6 The scheme will have no damaging impact on the character or appearance of the landscape within which it sits and, thus, the proposal complies with the relevant criteria of Policies EN2, DME2 and DMH4. The proposed garden curtilage for the barn conversion is within an area presently occupied by modern agricultural buildings and the concrete farm yard area from when it was a working farm. The new package treatment plant and ground source heat coil will not be visible above ground and are located outside the domestic curtilage. There is no proposal to alter the vehicle access which will continue to be the private track which approaches from the south. The conversion will have very little impact on the visual amenities of the AONB and will make an improvement by the reduction in the number of modern outbuildings around the barn and the replacement of the corrugated sheets on the lean to roof with slate.
- 6.7 This complies with the requirements of NPPF paragraph 55 which requires the re-use of redundant or disused buildings also to include an enhancement to the immediate setting and paragraph 115 in that the re-use of this traditional farm building preserves the building for the future and its contribution to the cultural heritage of the area.

Design

- 6.8 The proposed design of the conversion is of a high standard and complies with the various criteria and Policies DMG1 and DMH4. The barn is constructed out of stone and has large horizontal quoins to each corner and beside the wagon entrance. The roof is covered in stone flags laid in diminishing courses. The roof is asymmetrical with the longer roof slope on the south side. There are two high level windows in the south roof slope and none on the north

side. On the rear of the barn is a single storey lean-to also built of stone with a corrugated sheet roof within which is set three large panels for light.

- 6.9 The layout of the rooms within the barn has been informed by the position of the existing door and window openings to take best advantage of these and to ensure that the number of new openings is kept to a minimum. On the south elevation there are no new openings proposed. The roof lights retain their current position and are slightly enlarged; the wagon doors are replaced by a glazed entry. On the north elevation the existing openings are reused and the corrugated sheet roof on the lean to roof is replaced with a slate roof. The position of the roof light is altered in order to provide light to the more central parts of the ground floor of the building. The replacement of this roof covering with the bank of new roof lights is a significant improvement to the appearance of the building. Additionally on this elevation four 'breathing holes' are proposed on the upper part of the main barn to light the first floor area together with three new roof lights. On the west elevation one new window opening is proposed on the ground floor. It is a similar size to the forking hole above and is slightly off-set beneath, otherwise the existing opening are re-used. On the east elevation again all the existing openings are reused but in addition there are two new 'breathing holes' proposed.
- 6.10 The new window, breathing holes and roof light are considered to be the minimum amount of openings required to light in the interior of the building. Whilst it is acknowledged that there are some openings already within the building and the design of the interior has been created to take best advantage of these, the size and depth of the barn requires some additional openings in order to provide adequate lighting. The new openings have been designed to reflect the traditional agricultural character of the building and a domestic appearance has been avoided by the use of 'breathers' and roof lights.
- 6.11 The internal layout has incorporated a full height space in the centre of the barn. The various floor levels within the barn have also been retained. One roof light is positioned on the upper roof slope of the north elevation. The ability to light the central part of the barn from this roof light is a key element to the design of the internal space which includes a full height space in the centre of the barn. In addition, the positioning of roof light in traditional barns usually follows the regular pattern of the bays and the position of the trusses inside the barn. The roof lights are positioned to reflect this traditional pattern and are positioned centrally over bays 1, 3 and 5.

6.12 The design of this barn conversion was approved under the permission granted in 2012. Only minor alterations to the scheme have been made which are, the installation of four metal flues and extract systems from bathroom through existing breathing holes in the east elevation. There have been no changes in the circumstances around the site which would suggest that the design of the scheme should be altered from what was previously approved.

Neighbour Amenity

6.13 The change of use of the barn to a dwelling is compatible with the existing residential use of the farmhouse. Each property will have its own garden area and parking area. The driveway to the property is to be shared. Condition 11 of the permission 3/2012/0489 required the bottom three glass panels in the replacement first floor window in the west elevation to be obscure glazed. The submitted plan includes this detail.

Highway Safety

6.14 No alterations to the existing vehicle access are proposed.

Nature Conservation

6.15 A protected species survey is submitted with the application and concludes that the proposed conversion and demolition work is unlikely to result in the loss or destruction of a bat roost or cause disturbance, injury or death of a European Protected Species. The proposal complies with Policy DME3.

CONCLUSION

7.1 The proposed conversion of the barn to a dwelling will secure the future of this non-designated heritage asset. The conversion to a dwelling is the optimal viable use for the buildings and the sensitive design of the scheme ensures that its significance is not diminished. The proposal will re-use a redundant building and will lead to an enhancement of the site and the landscape generally. The proposals fully accord with the provisions of the NPPF and the Core Strategy.