

## APPLICATION REPORT – 19/00819/FUL

**Validation Date: 17 October 2019**

**Ward: Brindle And Hoghton**

**Type of Application: Full Planning**

**Proposal: Demolition of agricultural buildings and the conversion of agricultural barn into 3no. dwellings including raising of the roof by 1 metre and single storey rear extension.**

**Location: Jack Green Farm Oram Road Brindle Chorley PR6 8NT**

**Case Officer: Amy Aspinall**

**Applicant: Mr J Smalley**

**Agent: Mr Robert Harrison, P Wilson & Company**

**Consultation expiry: 18 November 2019**

**Decision due by: 26 June 2020 (Extension of time agreed)**

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### RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.

### SITE DESCRIPTION

2. The application site is located in the Green Belt and forms part of the holding of Jack Green Farm. It is comprised of existing agricultural barns which front onto Oram Road.

### DESCRIPTION OF PROPOSED DEVELOPMENT

3. The application seeks planning permission to convert the barns to the frontage with Oram Road, whilst demolishing those agricultural buildings to the rear to create 3no. dwellings. The proposal also includes raising the roof by approximately 1 metre and a single storey extension across the rear.

### REPRESENTATIONS

4. No representations have been received.

### CONSULTATIONS

5. Lancashire County Council Highway Services – Have no objections and recommend conditions.
6. Brindle Parish Council state the following:  
*“The proposed development appears to have been planned sympathetically and seems to blend well with the local rural environment. However, this is prime green belt land. The other issue is the access road adjacent to plot 3 This access leads directly onto Oram Rd at a point where there is a significant bend in the road .if permission is granted the main access road should be at the side of plot no3. which enters Oram Road where the road is much straighter and less narrow”.*

7. CIL Officers – Comment that the development is subject to the CIL Charge for Dwelling Houses as listed in Chorley Council's CIL Charging Schedule.

## **PLANNING CONSIDERATIONS**

### Principle of development

8. The National Planning Policy Framework (the Framework) at paragraph 146 provides that certain forms of development are not inappropriate in Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. This includes: the re-use of buildings provided that the buildings are of permanent and substantial construction.

9. The Central Lancashire Rural Development SPD (Oct 2012) also provides additional guidance on the re-use of buildings in the Green Belt.

10. Policy HS9 (Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas) of the Chorley Local Plan 2012 – 2026 states that that the re-use of existing buildings in the Green Belt will be allowed provided that specific criteria are met:

***a) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;***

The Framework at paragraph 145 allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. The guidance contained within the Council's Rural Development SPD provides that increases of up to 50% are not considered disproportionate.

The proposed development includes a single storey rear extension and raising of the roof of the existing building by approximately 1 metre. Existing agricultural buildings would be demolished as part of the proposal, which have a floor space in the region of 884m<sup>2</sup>. Given the extent of built form to be demolished, and the scale of the extensions proposed, it is not considered that they would result in disproportionate additions. Accordingly, there would be no greater impact on the openness of the Green Belt. In addition, there would be no conflict with the purposes of including land within the Green Belt.

***b) The proposal would not harm the character or quality of the countryside or landscape;***

The proposed development involves the re-use of an existing agricultural building which has some traditional character. The overall design integrity would be retained to the frontage with Oram Road, and whilst the site would take on a more domestic appearance following a conversion, the demolition of other more modern agricultural buildings is considered to result in an overall enhancement of the site. Views from the wider countryside would be seen in the context a small cluster of buildings and it is not considered that the proposed development would be harmful to the character or quality of the countryside.

***c) The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the Green Belt;***

The buildings subject to this application are currently used for the purposes of agriculture. The proposal would result in the loss of farm buildings, and it is necessary to consider whether or not this scheme, if approved, would result in the need for replacement farm buildings in the Green Belt. The application submission sets out that the applicant is to cease farming and that there would be no requirement for any replacement buildings.

***d) If an agricultural building, it is not one substantially completed within ten years of the date of the application;***

The building subject to conversion is significantly old than 10 years.

***e) The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;***

The application is accompanied by a structural survey which concludes that the barn is generally sound for conversion. The application does not specify reconstruction.

***f) The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;***

The proposed development includes a single storey lean-to rear extension and raising of the roof of the main building by approximately 1 metre. Whilst alterations to the roof form would not normally be permissible as such works generally alter the character and form of the original building, there is evidence that the building had a first floor level, but it was previously removed. In this particular situation, the raising of the roof is considered to be acceptable. The building has been altered over time, including the blocking up of former openings and the proposed development involves a reintroduction of the openings to the front elevation to Oram Road, with the addition of 2no. windows at first floor level. From the streetscene, it is considered that the building would still read as a former agricultural building, and this is considered to be the key elevation. To the rear, there would be more of a domestic appearance, however, the rear is more of an amalgamation of different agricultural buildings where there is less traditional character to retain.

The curtilage would be formed within the existing farmyard and hardstanding areas and would provide sufficient space for each dwelling.

***g) The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact;***

Plot 1 would have a separate driveway access off Oram Road, whereas plots 2 and 3 would utilise the existing farm access, with parking to the rear of each plot. Parking provision would be in line with the Council's parking standards as set out in the Appendix A Chorley Local Plan 2012 – 2026 which requires two spaces per three bedroomed dwellinghouse.

Whilst the comments from the Parish Council in relation to the position of the access are noted, Lancashire County Council Highways have raised no objection and confirm that they are of the opinion that the proposed development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. The proposal, therefore, accords with criterion (g) and would not be detrimental to highways safety.

***h) The development would not result in the loss of or damage to any important wildlife habitat or protected species.***

The application is accompanied by a bat survey which confirms that no bats were observed or recorded using the building for roosting and that the building is considered to be of negligible potential for roosting bats. It is considered that the proposal would not be detrimental to nature conservation interests.

#### Impact on amenity

11. The site is relatively divorced from neighbouring residential properties and the proposed development would not adversely affect the amenity afforded to the existing farmhouse. There would be sufficient outdoor private amenity space for future occupiers to carry out day-to-day domestic activities and the internal space would afford acceptable living arrangements.

## CONCLUSION

12. The proposed development accords with policy HS9 (Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas) Chorley Local Plan 2012 – 206 and it is, therefore, recommended that the application is approved.

### Suggested conditions

13. To follow.

**RELEVANT POLICIES:** In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

### RELEVANT HISTORY OF THE SITE

**Ref:** 76/00499/FUL **Decision:** PERFPP **Decision Date:** 3 August 1976  
**Description:** Bedroom and bathroom extension

**Ref:** 77/00373/FUL **Decision:** PERFPP **Decision Date:** 21 July 1977  
**Description:** Kitchen/bedroom extension

**Ref:** 78/01127/OUT **Decision:** PEROPP **Decision Date:** 6 August 1979  
**Description:** Outline application for farmworkers bungalow

**Ref:** 83/00314/FUL **Decision:** PERFPP **Decision Date:** 31 May 1983  
**Description:** Conservatory

**Ref:** 91/00070/FUL **Decision:** PERFPP **Decision Date:** 12 March 1991  
**Description:** Formation of farmyard, manure and slurry storage with reception pit and channels

**Ref:** 94/00572/FUL **Decision:** PERFPP **Decision Date:** 30 August 1994  
**Description:** Erection of agricultural building to cover existing yard area

**Ref:** 03/00333/CLEUD **Decision:** REFEUD **Decision Date:** 18 June 2003  
**Description:** Application for a certificate of lawfulness for parking and maintaining vehicles in connection with plant hire business

**Ref:** 04/00608/OUT **Decision:** WDN **Decision Date:** 1 October 2004  
**Description:** Outline Application for erection of agricultural workers dwelling

**Ref:** 04/01179/CLEUD **Decision:** PEREUD **Decision Date:** 22 December 2004  
**Description:** Application for Certificate of Lawfulness in respect of residential occupation of the existing park home for a period in excess of 4 years

**Ref:** 05/00163/FUL **Decision:** WDN **Decision Date:** 11 April 2005  
**Description:** Erection of replacement dwelling

**Ref:** 05/00513/FUL **Decision:** PERFPP **Decision Date:** 27 July 2005  
**Description:** Erection of replacement dwelling