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| Item B. 3 | 06/00167/FUL | Permit (Subject to Section 106) |
| Case Officer | Miss Nicola Bisset | |
| Ward | Wheelton And Withnell | |
| Proposal | Conversion of 3 redundant agricultural buildings to create 3 dwellings | |
| Location | Drinkwater Farm Pike Lowe Brinscall LancashirePR6 8SP | |
| Applicant | Mr Andrew Thompson | |
| Proposal | <p>The application seeks to convert redundant agricultural buildings into three residential dwellings. A detached farmhouse currently occupies the site, 2 large two storey detached barns, one of which has a single storey barn attached to the rear, and two single storey detached outbuildings.</p> <p>The application proposes to leave the farmhouse and single storey store to the south east of the farmhouse untouched at this time. The large detached barn to the north east of the farmhouse (Barn 1) will be converted into one residential dwelling. The large detached barn (Barn 2 and 3) to the immediate east of the farmhouse is proposed to be converted into 2 residential dwellings. This barn currently has an attached single storey barn to the rear. Part of the roof of this single storey barn will be removed retaining the structure as a walled garden area and a single storey store room at the rear of the garden area. The single storey outbuilding at the north-eastern boundary of the site will be retained and converted into garaging with attached storage accommodation</p> <p>The proposal also incorporates the erection of stone walls to create a courtyard area to the rear of the farmhouse and the front of the converted barns</p> | |
| Planning Policy | <p>GN1- Settlement Policy- Main Settlements GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats EP4-Species Protection HS4- Design and Layout of Residential Developments HS6- Housing Windfall Sites Conversion of Rural Buildings SPG Windfall Housing SPG Interim Planning Guidelines for New Equipped Play Areas</p> <p>Joint Lancashire Structure Plan: Policy 7- Parking Access and Parking- Supplementary Planning Guidance</p> | |
| Planning History | 9/05/01077/FUL- Conversion of 3 agricultural buildings to three dwellings. Withdrawn December 2005 | |
| Applicant's Case | During the process of the planning application various amendments have been requested the following points have been | |

raised by the agents for the application in respect of various amendment requests:

- They do not wish to include the farmhouse and store within the red line as they do not form part of this application
- The land to the rear of the garages will remain within the ownership of the farmhouse and will be maintained by the owners of the farmhouse.
- Roof lights are required as they serve habitable rooms
- The existing walls on site will be retained
- The cobbled area to the south of barn 2 and 3 will be retained.
- The effluent tank to the south of barn 2 and 3 will be filled in with lean mix concrete and cobbled over.

Representations

4 letters have been received from neighbouring residents querying issues in relation to the proposal. Their comments are as follows:

- Consideration should be given to ensure safe access to the proposed properties.
- Will attention be given to the provision of high quality windows and doors to reflect the quality of the building
- Will the cobbled yard area be retained?
- There appears to be only 2 garage spaces for three proposed properties
- Will the birds that nest in the barns be protected?
- What will the storage areas attached to the garages be used for?
- What will be located at the perimeter?
- Who will be responsible for the grounds maintenance?
- Loss of privacy from new windows
- What will the remaining land be used for?
- What are the plans for fencing/walling?
- The covered in well on the northwest boundary overflows who is responsible for its upkeep?

The Ramblers Association have noted that Footpath Withnell 30 is near the proposed development and providing that provision is made for the retention of this footpath they have no objection to the proposal.

Consultations

Lancashire County Council Ecology have commented on the bat and bird survey which was submitted with the application and raise the following points:

- No evidence of roosting bats was found. However, the report recommends further surveys prior to the commencement of development. If the presence of roosting bats is detected or suspected during the recommended survey, or at any stage during development works, then works must stop and English Nature must be contacted for advice.
- Works during the bird-breeding season (March to July inclusive) should be avoided where there may be an impact on breeding birds.

Lancashire County Council Archaeology request that if the Local Planning Authority is minded to grant planning permission then an archaeological record of the building should be made prior to the conversion works commencing.

Assessment

The site is located within Brinscall Village. The buildings which are the subject of this application are the remainder of a farmstead which was originally much larger. Residential properties have been built up around the farm buildings leaving the remaining site, which is unoccupied, within a predominantly residential area.

A similar application was submitted in November 2005 to convert the buildings. However, it was considered that the design submitted was unacceptable and there was a requirement for protected species surveys. The application was subsequently withdrawn.

Following discussions with the agent working on behalf of the owner the design has been amended and the relevant protected species works have been conducted. The properties are not located within the Green Belt and as such the guidance within the Conversion of Rural Buildings SPG does not strictly apply in terms of the requirement to market the barns. However, the general design guidelines found within the Appendix of the SPG does apply as the proposal incorporates the conversion of former agricultural buildings. In terms of the Windfall Housing Policy the buildings are located within 400 metres of a designated shopping centre and are therefore considered to be an exception to the Policy.

The resubmitted application had attempted to satisfy a number of the concerns originally raised in respect of the first application, however there were still a number of design issues which were of concern. The agent was made aware of these issues and the plans have been amended three times during the application process.

It is considered that the current scheme reflects the design principles of the barns. The introduction of window openings has been kept to a minimum in order to retain and respect the character of the barns. Sliding timber doors have been added at the cart door openings to replicate traditional barn doors. The scheme does incorporate roof lights, which breaks up the existing roof plane. The agent states that the roof lights are required to serve habitable rooms. The roof lights will be wholly flush conservation roof lights and minimise the need for additional windows in the elevations.

The application proposes to retain the existing important features including the existing stone walls and cobbled yard area to the south east of the site. The courtyard area will be a communal area and provision has been made for private garden areas within the curtilage of each property.

It is considered that the proposed alterations will not have a detrimental impact on the character or appearance of the barns. The proposal is therefore acceptable in terms of the Conversion of Rural Buildings SPG and Policy GN5.

The barns are surrounded by residential properties. Number 14 Ashmeadow Lane is located to the south of the site, approximately 9 metres away from the barn conversions. The area to the side boundary of number 14 will be the retained cobbled area and used

for private curtilage. There is one ground floor window and one first floor window proposed within the south elevation of the barn to the immediate east of the farmhouse closest to Ashmeadow Lane. These windows will face the blank gable wall of number 14 and it is considered that the proposal will not lead to any loss of amenity in terms of loss of privacy to the detriment of the residents at number 14 Ashmeadow Lane.

There are residential properties located to the rear and the north of the site on Sandringham Drive. The properties to the rear are located at an angle to the barn conversions and are located 16 metres away. The application proposes one new first floor window located within the rear elevation of the barn closest to the properties on Sandringham Drive. This window will not create any loss of amenity in terms of overlooking into the private garden areas, as over 10 metres is retained, however they do not retain the necessary 21 metres window to window distances.

The originally submitted scheme proposed two windows on the rear elevation however the plans were amended during the application process relocating the larger of the two windows on the South elevation. This amended location faces the blank gable wall of 14 Ashmeadow Lane and will not lead to any loss of amenity for the residents at number 14. This relocation has reduced the impact on the neighbours to the rear. The amended plans retain one small first floor window, which will face the end of the cul de sac which serves the properties to the rear.

It is considered, on balance, that the impact of this one small window on the amenities of the neighbours to the rear will be minimal. The properties to the north are located over 23 metres away from the barn conversions. The conversion of the outbuilding into garaging and store rooms is located closer to the boundaries with the properties to the north however the introduction of garaging in this location will not impact on the neighbours amenities.

A barn owl and bat survey have been carried out at the site. Lancashire County Council Ecology are satisfied with the surveys and conditions will be attached to ensure that protected species are not harmed by the development.

In accordance with the Council's Interim Planning Guidelines for New Equipped Play Areas associated with Housing Developments the creation of new residential units requires a financial contribution towards the provision of equipped play areas. The creation of three residential units requires the contribution of £6,963 which will be required as part of the Section 106 agreement.

**Recommendation: Permit (Subject to Section 106)
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The permission hereby granted does not imply or grant consent for the demolition and rebuilding of any external walls of the building to be converted, except as may be delineated on the approved plans, within the Building Condition Survey received on 10th February 2006 or specifically approved in writing by the Local Planning Authority before the works of conversion are first commenced.

Reason : To define the permission and to prevent inappropriate rebuilding or new build within an area subject to policies of development restraint and in accordance with the Conversion of Rural Buildings SPG.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

4. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

6. Before the development commences, full details of the treatment of all the proposed windows and doors shall have been submitted to and been approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels.

Reason : In the interests of the character and appearance of the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.

7. Before the development commences, full details of the proposed rainwater goods, including the eaves detail, to be used on the building shall have been submitted to and been approved in writing by the Local Planning Authority.

Reason : In the interests of the character and appearance of the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.

8. Before the development commences full details, in the form of a work methodology statement, shall be submitted to and been approved in writing by the Local Planning Authority in relation to the remedial repair and repointing of the existing brickwork of the property. The required details shall include the method for maintaining the existing brickwork in situ and include the method of 'raking out' the existing joints, the type of mortar to be used and the finished profile of the pointing.

Reason : In the interests of the character and appearance of the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.

9. No works shall take place until the applicant, or their agent or successors in title, have secured the implementation of a programme of building recording and analysis. This must be carried out by a professionally qualified archaeological/building recording consultant or organisation in accordance with a written scheme of investigation which shall first have been submitted to and agreed in writing by the Local Planning Authority. Upon completion of the programme of building recording and analysis it shall be submitted to the Local Planning Authority.

Reason : To ensure and safeguard the recording and inspection of matters of archaeological/historic importance associated with the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the details already submitted, this consent relates to the use of 'flush' fitting roof lights, only in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The details shall include the model/make, exact dimensions and the fixing detail (including a cross section) of the roof lights to be used.

Reason : To protect the character and appearance of the buildings and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.

11. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

15. No work shall take place during the bird breeding season (March to July inclusive.)*Reason: To avoid disturbing nesting birds and in accordance with Policy EP4 of the Adopted Chorley Local Plan Review.*

16. This consent relates to the following plans and amended plans:

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| Plan Ref. | Received On: | Title: |
| GA 1290/7 Rev b | 30 th March 2006 | Site Plan-curtilage for dwellings |

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| GA1290-6 Rev c | 30 th March 2006 11 th April 2006 | Stone Wall Proposed elevations and floor plans (Barn 1) |
| GA 1290-3 Rev c | 11 th April 2006 | Proposed elevations and floor plans (Barns 2 and 3) |
| GA1290-2 Rev a | 23 rd March 2006 23 rd March 2006 | Existing elevations and floor plans (Barn 2 and 3) External Works Detail- High Match Board Gate |
| GA1290-5 | 10 th February 2006 | Existing Elevations and floor Plans (Barn 1) |
| GA1290-7 | 10 th February 2006 | Existing elevations and floor plans – outbuildings |
| GA1290-9 | 10 th February 2006 | Proposed garages and stores |
| GA1290/7 Rev a | 23 rd March 2006 | Site Plan |

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

17. The cobbled area, indicated on the Site Plan received on 30th March 2006, to the south east of the site shall be retained at all times hereafter and the cobbles shall not be removed without the prior written consent of the Local Planning Authority. Reason: To protect the character and appearance of the site and in accordance with Policy GN5 of the Adopted Chorley Local Plan Review and the Conversion of Rural Buildings SPG.

18. The development hereby permitted shall not commence until full details of the colour, form and texture of the ground surfacing materials for the access road (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details. Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.
