

Item B. 2 **06/00534/FUL** **Permit Full Planning Permission**

Case Officer **Miss Nicola Bisset**

Ward **Adlington & Anderton**

Proposal **Conversion of barn to dwelling with offices and construction of a detached garage**

Location **Tan Pits Farm New Road Anderton Lancashire PR6 9HG**

Applicant **Mr M Lally**

Proposal The application relates to the conversion of the barn at Tan Pits Farm. The conversion comprises of a live/work unit splitting the barn approximately 50:50 between the two uses.

The barn is opposite Tan Pits Farmhouse, which is a Listed Building. As the barn is part of the same complex of buildings as the farmhouse it is also listed by virtue of being a curtilage building and therefore a Listed Building Consent application has also been submitted in conjunction with this application (06/00535/LBC), which is reported elsewhere on this agenda.

The site is approached via a long private road, which takes access off a private road, which serves the Anderton Centre. The site and the surrounding area is designated as Green Belt.

The only immediate neighbour to the barn is the farmhouse opposite the barn. The property is currently unoccupied but renovation works are currently underway and planning permission has been granted for an extension at the property. As the residential property is within close proximity to the barn the amenities of the residents is a consideration when assessing the impact of a live/work unit within the barn.

Planning Policy **DC1-** Development in the Green Belt
DC7A- Conversion of Rural Buildings in the Green Belt
EP4- Species Protection
HT2- Alterations and Extensions to Listed Buildings
HS6- Housing Windfall Sites
Windfall Housing SPG
Conversion of Rural Buildings SPG

Planning History **97/00463/COU-** Conversion of existing barn to environmental classroom and residential water sports training centre, erection of storage building, provision of new footpath to boathouse and reservoir, provision of car parking area and landscaping. Withdrawn
97/00464/LBC- Application for listed building consent for the conversion of barn, provision of new storage shed, car park and landscaping. Withdrawn
00/00812/COU- Change of use of barn to dwelling. Withdrawn
00/00813/LBC- Listed Building Consent for alterations to barn to form dwelling. Withdrawn
01/00910/COU- Change of use from barn and storage to

residential dwelling with workshop/garage. Permitted February 2002

02/00053/LBC- listed building consent for change of use of barn and storage to residential dwelling with workshop/garage. Permitted March 2002

05/00748/FUL- Alterations to façade and erection of detached double garage. Withdrawn.

05/00749/LBC- Listed Building Consent for alterations to façade and erection of detached double garage. Withdrawn

06/00180/FUL- Conversion of barn to dwelling and offices and construction of detached garage. Refused

06/00535/LBC- Conversion of barn to dwelling with offices. Pending consideration.

Representations

Anderton Parish Council wish to raise the same objections as they have on the previous applications. The objections are as follows:

- The conversion of the barn would appear contrary to Green Belt policy on rural building conversion DC7A
- The existing farmhouse and pigsty are listed buildings representative of early 18th Century farmhouse construction. The extent of the proposed development would not permit the architectural value to be preserved
- Although not listed, the adjacent barn is an integral part of the farm dwelling and its conversion to residential use would further detract from the significance of the farmstead
- The establishment of an additional dwelling at this location has the potential to further increase vehicle access from New Road, which is already a road traffic concern.

The Parish Council are also concerned about the extent of work, which occurred on site to both the barn and farmhouse prior to the deadline for submission of planning comments.

Consultations

Lancashire County Council Ecology Section has commented on the submitted Bat Survey and has raised the following points:

- The submitted survey states that the existence of a bat roost in the barn affected by the development has been established by a record search.
- The commencement of the renovation works made it difficult to draw conclusions regarding the use of the buildings by roosting bats prior to the commencement of the works.
- A bat survey undertaken by Stan Irwin in 2002 concluded that “the site does not contain any realistic opportunities for bats or barn owls as a breeding roost and that it is not a site used by either species as a regular place of shelter” and that “conversion of the buildings will not be detrimental to the conservation status of protected species that may be present in the surrounding area.”
- Owing to the record of a bat roost in the building in 1997 it is recommended that bat roosting opportunities should be incorporated into the proposed scheme.

The Director of Street scene, Neighbourhoods and the Environment (Highways) considers that there are no adoption issues. Although it would be preferred, if the passing places were nearer to the entrance of the driveway.

Lancashire County Council (Highways) has no objection to the proposal.

Assessment

This planning application is the third recent submission to change the use of the barn. The first application (05/00748/FUL) was submitted in July 2005. The proposal incorporated alterations to the façade and the erection of a detached garage. This application proposed implementing an earlier planning permission, which was granted in 2002 to the convert the barn to a live/work unit (01/00910/COU) with alterations to the façade and the erection of a detached garage. However after a site visit it was clear that work has started on site prior to discharging any of the conditions attached to both the 2002 planning permission and listed building consent. Also the submitted proposal incorporated an entire residential unit with no workspace. It was not considered that the proposal was an amendment to the previous planning permission. The applicant was advised to cease work on site and the application was withdrawn.

Following the withdrawal of the first application two further applications were received for planning permission (06/00180/FUL) and listed building consent (06/00181/LBC) to convert the barn into residential accommodation with offices and a detached garage. The applications proposed a similar live/work split to the previously approved applications however this application incorporated numerous offices whereas the previously approved application incorporated a workshop and integral garage.

It was considered that the applications did not retain the simplicity of the barn building as a large number of new openings were proposed along with modern features including the treatment of the cart door openings. Internally a significant amount of partitions were proposed which would have detracted from the traditional open character of the barn. Due to the amount of offices provided it was not considered that the work unit would be ancillary to the live unit and in accordance with PPS6 a sequential test would be required. There was no justification for the need for a detached garage as the previous approval accommodated the vehicles within the barn itself. Also a bat survey was required. Both the planning application and the listed building consent were refused due to lack of information and unacceptable design details. The reasons for refusal are listed above.

The design details of the scheme originally submitted with this application were considered to be inappropriate and following a number of meetings and exchanges of correspondence amended plans were received on 7th July 2006. The amended plans incorporated the suggested design details and removed features, which were not considered to be appropriate.

The amended plans included altering the design of the cart door openings to create a more sympathetic design. There are some details still missing, which include window, and door details but the agent has been made aware of this and the details are expected.

It is considered that the amended plans are appropriate in terms of design and respect the special architectural and historic

character of the Listed Building. The number of new window openings has been kept to a minimum and the new window openings, which are proposed respect the character of the barn. The cart doors will have deeply recessed windows with replica cart doors in front of the glazed area. The replica cart doors retain the appearance of a barn whilst acting as a security measure for the barn.

Internally the office accommodation has been designed to create large open offices. There are internal subdivisions within the living accommodation however the number of bedrooms has been reduced in order to keep the number of new openings to a minimum and utilise the number of existing openings. The office accommodation will gain natural light through the large cart door openings.

A bat survey was submitted with the application as the barn has the potential to support roosting bats. The survey states that due to the advanced state of the renovation works it is difficult to ascertain the past suitability for bats. There is a possibility that roosting bats immediately before start of renovation were using the barn. A record search revealed that there was a record of a Pipistrelle roost in 1997 and therefore the barn legally remains a bat roost. It is likely that an offence has been committed in disturbing the roost. However a bat survey in 2002 revealed that the site did not contain any realistic opportunities for bats or barn owls as a breeding roost. Therefore the Ecologist at Lancashire County Council considers that due to the 2002 evidence there is little opportunity to prosecute however bat roosting opportunities should be incorporated into the scheme.

The scheme incorporates a detached garage and although it is considered that the barn does provide opportunities for parking within the barn itself the provision of a small single storey garage in this location will have a minimal impact on the openness and character of the Green Belt. The originally submitted application incorporated a single garage however it was considered to be unnecessarily long. Amendments to the garage were received on 7th July reducing the length of the garage by 1.35 metres. This amended scheme creates a much more acceptable garage building within this Green Belt location.

It is considered that this conversion scheme has been amended to fit within the existing building whereas the previous proposals involved adapting the building to comply with the conversion scheme.

The existing access will be retained to the site and the proposed scheme incorporates two passing places along the access road. The access road is private and the implementation of passing places along this road is considered acceptable.

The proposal incorporates the conversion of the barn into a live/work unit. The work element of the proposal meets the criteria of the Conversion of Rural Buildings SPG, which seeks to accommodate commercial reuses in agricultural barns. The principal of a live work unit has also been established with the previously approved planning permission.

In terms of the Windfall Housing Policy the principal of a

residential unit at the site was established with the grant of the planning permission in 2002. The proposal incorporates the conversion of a listed building which is an exception to the Policy and in Windfall Housing terms the proposal is considered to be acceptable.

The building is if substantial construction and is capable of conversion. The proposal respects the form, bulk and general design of the existing building. As such the proposal complies with Policy DC7A and the Conversion of Rural Buildings SPG.

Recommendation: Permit Full Planning Permission 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. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
K159/110E	7 th July 2006	Proposed Ground and First Floor Plans
K159/111D	7 th July 2006	Proposed Elevations
K159/115A	7 th July 2006	Proposed single garage
K159/100D	7 th July 2006	Proposed Site Plan
K159/109	5 th June 2006	Existing Elevations
K159/108A	5 th June 2006	Existing Ground and First Floor Plans
	9 th May 2006	Site Location Plan
K159/114	16 th May 2006	Site Entrance Road
25006/T00	16 th May 2006	Topographical Survey

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

3. 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.

4. 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.

5. 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 building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

6. 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 building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

7. Before work commences, full details shall be submitted to and approved in writing by the Local Planning Authority in relation to the type of mortar to be used on the building. The required details shall include the ratio of the materials to be used in the mortar, its colour and the proposed finished profile of the pointing.

Reason : In the interests of the character and appearance of the Listed Building and in accordance with Policy No. HT2 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 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, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.

9. 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, DC7A and HT2 of the Adopted Chorley Borough Local Plan Review.

10. 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.

11. The building subject to this planning application has the potential to support bats. Before the development commences a scheme detailing proposed bat roosting opportunities within the building should be submitted to and approved in writing by the Local Planning Authority. Reason: To replace the bat roosting opportunities present in the buildings on site which will be lost and to sustain the viability of the local population of bats. In accordance with Policy EP4 of the Adopted Chorley Borough Local Plan Review.

12. The development hereby permitted shall be used as a live/work unit in accordance with the approved plans. The work element of the building shall remain ancillary to the proposed residential accommodation and the building shall not be used solely for residential or commercial purposes. Reason: To protect the openness and character of the surrounding area and the amenities of local residents and in accordance with Policy Nos DC1 and DC7A of the Adopted Chorley Borough Local Plan Review and the Conversion of Rural Buildings SPG.
