

Supporting Statement for the Proposed Alterations to the Former Barn Conversion to Create 3 nr Holiday Cottages for Short Term Rentals, Hale Hall Farm

Existing Site

The existing site is an active farm with the owner/operator living in the original farmhouse. There is also a previously converted barn on the site that forms a courtyard with farmhouse and rear side of the cattle shed. The converted barn is vacant.

The converted barn is currently laid out to provide 6 bedrooms but has a poor internal layout with two staircases and through room accesses. The building is too large to be one dwelling and doesn't work well in its current arrangement.



Photo of the previously converted barn and adjoining store viewed from the courtyard.



Photo showing the remainder of the previously converted barn in the background against the existing farmhouse as viewed from the courtyard.



Photo of the previously converted barn as viewed from the access drive. Photo shows the previously added porch.

Proposed Development

The property is vacant and forms part of the farm so isn't viable to be sold separately. Also, the client doesn't want to rent the property to a single family for full time occupation and feels it would make a better offer for short term visitor accommodation to support local tourism.

It is proposed to sub-divide the property to create smaller units for use as holiday cottages.

The holiday rental business would be managed and operated by the owner of the farm. They live on site in the farmhouse and it is a way of using the existing land and redundant buildings to create additional income.

An informal pre-application discussion has been carried out with Andrew Stell and the outcome was that the proposal would be considered appropriate development subject to details submitted.

Design: Amount

The floor area of the building is approximately 315 sq m. The configuration of the building and arrangement of openings would allow for 3 nr units, 2 nr 2 bed cottages and 1 nr 3 bed cottage. These are ideal sizes for small and medium size families to enjoy individually or even for larger groups looking to holiday together but with their own individual accommodation.

Design: Layout

The existing barn has fantastic views out over the open countryside to the south and west, so the design of the internal space is focussed to maximise those opportunities and turn away from the courtyard of the farm. This can be achieved with minimal external alterations as there are several window and door openings on the west side. This reconfiguration of the internal space will allow for each unit to take advantage of garden space away from the farm activity whilst making the most of the open views.

The site layout will allow for garden spaces as well as parking facilities on the west side of the building accessed via its own private driveway.

Design: Scale

The scale of the building is two storey and there is no proposal to extend the building, the building will actually be made fractionally smaller by removing a previous porch addition.

Design: Appearance

The external appearance of the building will remain largely the same. As noted above the porch extension will be removed which will reverse the appearance back to the original barn. There are a small number of alterations to existing openings and insertion of 3 nr new openings. These are detailed on the proposed plans and elevations.

One of the openings is at first floor on the elevation overlooking the courtyard and is required to introduce natural light to the bathroom. The other two openings are the introduction of a new window to allow more natural light into the open plan living space on ground floor of the central unit which helps re-orientate the building to the west and the other is a new door opening to create a lobby entrance to the 3 bed unit. This will be a useful addition as it provides space for walking boots and coats rather than entering straight in to the lounge.

Design: Landscape

The amenity space to the west side of the property will be redeveloped with additional landscaping in mind. Each unit will be provided with its own landscaped area whilst retaining the existing landscaped area around the current vehicular access and turning.

The vehicular area will be reduced in size providing parking spaces for 4 nr vehicles, 1 for each of the 2 bed units and 2 for the 3 bed unit. The proposed works will be carried out without any reduction in ground level to ensure there is no impact on the existing trees. A cellular confinement system (similar to link <https://www.corelp.co.uk/core-tree-root-protection/>) will be used.

The number of parking spaces is lower than that for market housing but considered appropriate for the use as holiday rental and allows for improved landscaped solution with limited hard surfacing.

Design: Access

The site is accessed via its own driveway off Salwick Road with the driveway leading to the proposed parking area located outside each holiday cottage.

The location will lend itself to people looking for country walks and cycling whilst only short driving distance from local tourist destinations on the Fylde coast.

Whilst there is no public transport links to the site there is a proposed bus route along Salwick Road identified on Mario Maps on Lancashire County Council website, this would provide wider transport offering in the future.

Access for bin collections and emergency services will be via the courtyard as they do currently. Bin storage for recycling has been accommodated and will be collected from the rear of the property (east) via the courtyard whilst bins are being collected for the existing farmhouse.

Summary/Conclusion

The building can be easily adapted with minimal external alterations to form the proposed use.

The proposed use would not impact detrimentally on the remainder of the site and will be managed by the people that currently live in the farmhouse.

The facility would provide good quality living accommodation for families looking for short breaks in the countryside and provide a good base to explore the tourist offering in the Fylde coast area.

The development will allow the building to be used which will ultimately support its longevity.

There are no negative impacts of the proposal and should be granted planning permission.