

SUPPORTING STATEMENT

17th October 2021

Conversion of barn to form ancillary living accommodation to existing dwelling.



Keelham Farm, Wadsworth, Hebden Bridge, HX7 8TG

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants
on behalf of Mr W Vaughan.



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1. THE APPLICATION SITE

- 1.1. Keelham Farm is located off a single private drive leading from Popples Lane, in the parish of Wadsworth on the outskirts of Hebden Bridge. Site and location plans submitted show the extent of the site, including its access, edged red. Currently, the site comprises Keelham farmhouse and an attached storage barn. The farmhouse consists of a two storey dwelling with a single storey extension at the right hand (southern) gable which houses a domestic kitchen. Attached to the dwelling to its northern end includes an existing full height stone barn with a partial existing first floor structure and an existing single storey extension attached to the left hand gable of the barn.
- 1.2. The barn and the single storey extension have been used for storage purposes. They are constructed in stone and slate.
- 1.3. The site sits in a rural location with a cluster of buildings to the north, an area of hardstanding to the rear and a garden area to the west of the building. In front of the building is a detached single storey barn.
- 1.4. The site and surrounding land is owned by the Applicants, as shown by the red and blue lines on the submitted site and location plans.

2. THE PROPOSED DEVELOPMENT

- 2.1. The proposed development is for the conversion of the adjacent full height barn and the attached single storey element into primary living accommodation, which would be ancillary to the existing farmhouse.
- 2.2. The farmhouse currently occupies the southern part of the range of buildings. The farmhouse consists of a lounge and office to the rear on the ground floor of the main part of the building and a kitchen within the attached single storey element. On the first floor the accommodation includes three bedrooms, of which one is quite small, and a bathroom.
- 2.3. The proposal is for the conversion of the adjacent barn into ancillary accommodation. The barn abuts the existing dwelling. The proposal includes relocating the existing kitchen to the main barn by forming an open plan kitchen/lounge. The existing kitchen would be converted into a further reception room. The single storey barn would be converted into a lounge/kitchen with bedroom and bathroom. This would accommodate a relative of the applicant and provide further ancillary accommodation.
- 2.4. On the first floor the three bedrooms located in the existing dwelling would be converted into two larger bedrooms with en-suites. In the main barn the proposal would be for a master bedroom with en-suite, wardrobe and a study to the rear. The roof space would provide a further bedroom with a terrace created within the roofspace.
- 2.5. With regard to the external changes, on the front western elevation, the proposal would utilise existing openings, particularly the large opening on the ground floor. The proposal would include two new small openings on the first floor and the creation of the roof terrace within the roof space on the second floor.
- 2.6. On the rear elevation the proposal would be for one large arched opening to provide light into the kitchen area. On the side elevations, the existing dwelling would retain its three new openings at first floor level on the southern gable and the northern gable of the main barn would have no new openings and be retained as a blank gable. The visuals below and submitted as separate files show the existing building and elevations of the proposal.

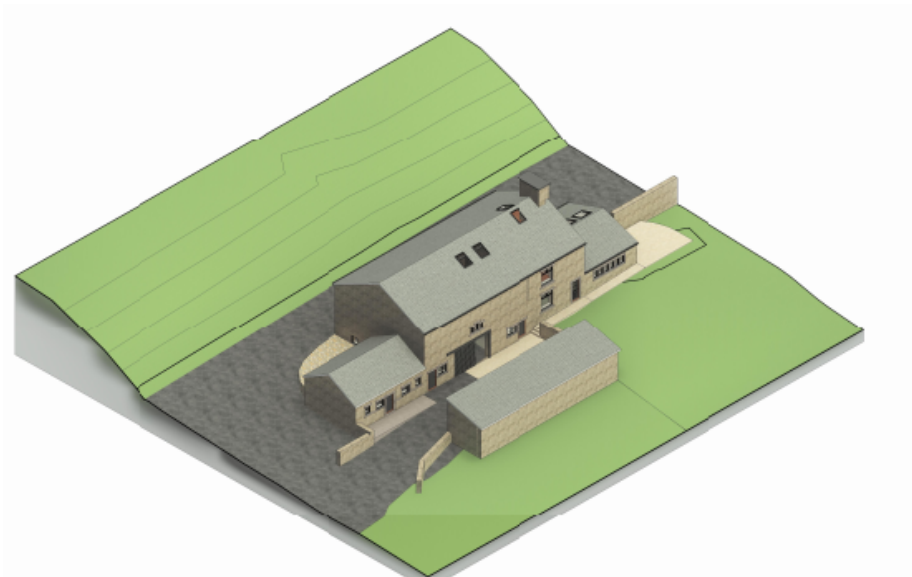


Figure 1: Visual of existing building



Figure 2: Visuals of Proposal

3. PLANNING HISTORY

- 3.1 The site adjacent to this planning application has been subject to a previous planning application. Keelham Cottage, which is located to the north of the site, was granted planning permission in June 2020 (reference 19/01247/FUL) for the demolition of the existing dwelling and residential outbuilding and construction of a replacement dwelling.
- 3.2 Of note Latham Farmhouse is located further to the north of the application site. This property is listed and had a similar arrangement to the current application site. It consisted of a dwelling with an attached barn. Planning permission (reference 17/01142/CON) was granted for the conversion of the barn into living accommodation, which more than doubled the living space. Furthermore, an extension was approved to the other side of the dwelling to provide further living accommodation. In comparison, the current application building is not listed and the proposal does not include an extension to the building.
- 3.3 More recently planning permission was granted for the conversion of an attached large garage into living accommodation at Souter House, Burlees Lane located to the south of the site (reference 20/01158/HSE). The planning officer stated the footprint and profile of the element of Souter House to be converted are existing and will remain unchanged by the proposal and as such there would be no further impact upon the openness of the Green Belt. It is considered a similar conclusion could be made to the current proposal.

4. PLANNING POLICY & ASSESSMENT

- 4.1 As the Application Site is located within an area designated as Green Belt, the following national, regional and local policies require consideration:

National Planning Policy Framework (NPPF) July 2021;

Calderdale Council Unitary Development Plan (UDP) adopted 25th August 2006;

- 4.2 Paragraph 150 of the Planning Framework states that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: d) the re-use of buildings provided that the buildings are of permanent and substantial construction.

- 4.3 The building is considered to be of permanent and substantial construction. It is built of stone and slate and the applicant has commissioned a structural report which accompanies this planning application. The structural report states that the inspection has revealed that the existing detached stone barn can be classified as good. There are some isolated maintenance issues relating to localised water ingress through the roof. However, in the main this existing structure continues to perform satisfactorily. The single storey left hand extension has suffered from deterioration of the timber roof structure and remedial works including new purlins, ridge, rafters and battens are required at this location. The existing timber truss appears to be worthy of retention and the roof flags could be salvaged for re-use. The perimeter walls remain stable, however external re-pointing will be necessary to help maintain future durability to this structure. The structural proposals include the introduction of a new first floor structure within the main barn. This new first floor structure will be tied to the perimeter walls at the bearing locations. Additionally new internal structural walls will be introduced to provide internal intermediate support to the new first floor structure. This combination of new structure will enhance the structural stability of the existing perimeter walls by the introduction of mid height lateral restraint from the first floor structure along with the buttressing effect of new internal walls.

- 4.4 In summary, the structural report concludes that this existing detached stone barn and single storey left hand extension are structurally suitable for the proposed conversion to a single domestic dwelling.

- 4.5 Given the structural report concludes the building is of permanent and substantial construction and is suitable for conversion, the proposal meets the test set out in Paragraph 150d) of the Framework. Furthermore, by only converting the existing building this would preserve the openness of the Green belt

- 4.6 Policy NE 4 of the Council's UDP refers to the conversion or change of use of buildings in the Green Belt. The policy states that proposals for the conversion or change of use of buildings in the Green Belt will be permitted provided they meet the following criteria:-

i. the form, bulk and general design of the existing buildings are in keeping with their surroundings or can be improved in their appearance to remove any adverse impact on the landscape;

The building is of rural vernacular appearance and is typical of the local area. The building is in keeping with its surroundings and its conversion would not have an adverse impact on the rural landscape.

ii. the buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction;

As mentioned above the building is a permanent and substantial construction. The structural survey confirms the building can be converted without reconstruction.

iii. the conversion does not have a materially greater impact than the present use on the openness of Green Belt, and the purposes of including land in it or on the character of the countryside in general;

The proposal would provide additional living accommodation to the adjacent dwelling. The building was previously in use for agricultural purposes. It is not considered the proposed use would have a material impact on the openness of the Green belt.

iv. the conversion does not cause traffic, amenity or servicing problems and does not give rise to pollution which outweighs the advantages of the conversion and which cannot be overcome by attaching conditions to the permission;

The proposal would be for ancillary purposes and would not lead to any increased traffic over and above the existing traffic generated from the existing dwelling.

v. adequate water supplies and means of drainage exist;

The site has adequate water supply and means of drainage, which currently serve the existing dwelling.

vi. they would not harm other interests of acknowledged importance such as the setting of Listed Buildings, the character or appearance of Conservation Areas or valuable wildlife species and habitats.

The building is not listed and the site is not in a conservation area. The site does not have any ecological designations.

4.7 Less weight is placed on the UDP policies as they pre-date the NPPF and the emerging local plan is at the examination in public stage and therefore currently carries little weight. Nonetheless, the proposal has been assessed against the above UDP policy.

4.8 The proposal is considered to comply with all the criteria set out in Policy NE4 and therefore accords with Central and Local government Green belt policies.

5. OTHER MATERIAL CONSIDERATIONS

- 5.1 The applicant has commissioned a bat survey. The survey has confirmed the presence of a small number of roosting common pipistrelle, which in the absence of mitigation, there is a high risk of causing injury or death to individual bats. The consultants have advised that an European Protected Species Licence (EPSL) will be required prior to the commencement of works which can only be applied for once planning permission is in place. The EPSL will include a Method Statement to ensure no bats are harmed during the works.
- 5.2 The consultant has recommended in the method statement that prior to the commencement of works, three bat boxes of type Schwegler 1FF should be erected on mature trees surrounding the farmhouse, to be guided by a bat ecologist. Prior to the start of works contractors will be given a 'toolbox talk', to ensure they are aware of the signs of bats, and to ensure that they know how to respond if bats are encountered and prior to the demolition / renovation works to the roof of the building and bat roost features will be inspected with an endoscope. The ecologist will then supervise the demolition of the roost features. All roof tiles and ridge tiles should be removed by hand. To enable close supervision, scaffolding should be in place during the demolition works, or the roof should be accessed using a mobile elevated working platform. If any bats are encountered during the demolition, they will be captured by the ecologist and then released at dusk if weather conditions are suitable; or transferred to a bat box positioned on a tree.
- 5.3 To mitigate the loss of a common pipistrelle roost, two bat access tiles are incorporated into the development design, sighted in the same location for where bats were observed entering.
- 5.4 The planning history section within this report refers to two other examples of conversion of buildings to ancillary living accommodation, which have been granted planning permission and are located in close proximity to the site. The two other sites are also located in the Green belt, one site comprises a listed building and an extension was also approved on that building, the other comprises a large garage being converted into residential accommodation. This proposal is consistent with these other examples of approved development.
- 5.5 The proposal accommodates a number of car parking spaces within the site. The proposal would not lead to an increase in traffic generation and therefore it provides adequate off street parking.
- 5.6 Public footpath 62 is positioned along the access drive and to the north west of the site. The proposed development would have no effect on the public footpath.
- 5.7 The nearest dwelling is located to the north of the site and which is the subject of a planning permission to be replaced. The proposal would not provide any windows in the north elevation and therefore it would not overlook the neighbouring site. It is not considered there would be any issues raised by this development which would harm the living conditions of neighbouring residents.

6. CONCLUSION

- 6.1 Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan, *'the determination must be made in accordance with the plans unless material considerations dictate otherwise'*
- 6.2 The proposed development does comply with relevant development plan policies and is a form of sustainable development. There being no material considerations which would dictate otherwise, we conclude that planning permission should be granted.

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