

Date: 12<sup>th</sup> May 2022

Ref: 3980/DW/TPS

Development Management  
West Lancashire Borough Council  
PO BOX 16  
52 Derby Street  
Ormskirk  
Lancashire  
L39 2DF

Dear Sir/Madam

**RE: Barn Conversion at Holland House, Lees Lane, Dalton**

The following drawings and statement are in support of a Planning Application for the conversion of an existing barn to form ancillary accommodation at the above address.

- 3980-21-01 Location Plan
- 3980-21-02 Existing Site Plan
- 3980-21-03 Proposed Site Plan
- 3980-21-04 Existing Plans, Elevations and Sections
- 3980-21-05 A Proposed Plans and Elevations
- Photo Booklet
- Structural Survey
- Bat & Bird Survey

**PLANNING POLICY AND PRE-APPLICATION**

The proposal has benefitted from a Pre-Application (PRE/2021/0020/MIN) the advice from which can be summarised as follows:

- A Planning Application would require a structural survey to prove that the barn is of substantial construction
- An Ecology Survey would be needed to check for the presence of protected species
- The proposed relocation of the oil tank and screening with a new wall would visually improve the area and would be acceptable
- The proposal to use the barn as ancillary accommodation to Holland House is acceptable in principle
- Apart from the full height windows on the north elevation the other minor alterations to the barn are in keeping with the original rural character

In response to the Pre-Application advice, both a Structural survey and an Ecology survey have been conducted, the full findings of which are included with this Planning Application submission. Furthermore, the full height glazing to the north elevation has been significantly reduced to be more in keeping with the rural character of the barn. In terms of foul water drainage the proposal shall connect to the existing system at Holland House.

## **GREEN BELT ASSESSMENT**

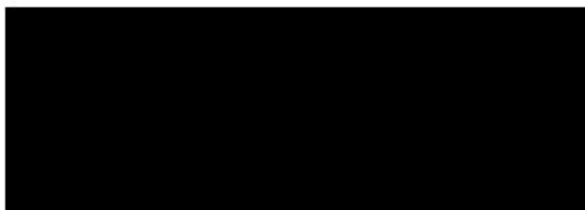
The site is located within an area designated as Green Belt. There will be little to no impact on the openness of the Green Belt, as the proposal does not include the extension to the building with only aesthetic alterations and re-use of existing openings, with the only exception being an additional opening to the north façade at the ground floor. This is required as there is no other source of daylight for the proposed guest bedroom. The building is located within the established curtilage of the existing dwelling and therefore its conversion will not result in the spread of domesticated land into the surrounding open green belt.

Policy GN3 states that proposals should respond to the characteristics of the site and its surroundings. To remain in keeping with these characteristics, apart from the one window to the north façade, no new openings are being proposed however roof lights are therefore required to ensure sufficient levels of natural daylighting. The benefits of a sensitive conversion of an underutilised building should far outweigh any impact as a result of the proposed rooflights. This proposed use is compliant with local and national Green Belt policies since the proposal seeks to re-use a redundant building in line with Policies GB2 of the WLBC Supplementary Planning Document: Green Belt, relating to the conversion of non-residential buildings and Policy GB3 – redevelopment of previously developed sites in the Green Belt, which is consistent with paragraph 89 of the NPPF. Paragraph 148 from the NPPF is also relevant as it encourages the reuse of existing resources.

As per the structural survey the Barn has been determined to be of substantial construction and capable of conversion, satisfying both NPPF paragraph 146 and Policy GN1 of the Local Plan. As outlined in the Pre-Application response our proposal to relocate the existing oil tank and screen the area would “result in an improvement o the appearance of the area”, also satisfying paragraph 79 of the NPPF.

If you require any further information, please do not hesitate to contact the office.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

David Winstanley