

**CHANGE OF USE OF PART OF OUTBUILDING TO ADDITIONAL RESIDENTIAL  
ACCOMMODATION ANCILLARY TO THE EXISTING DWELLING  
FELL CROSS BARN  
CROSS HILL FARM  
OAKENCLOUGH ROAD  
SCORTON  
PR3 1DH**

**AREA OF OUTSTANDING NATURAL BEAUTY STATEMENT – August 2023**

Introduction

The AONB statement outlines how development in and near the Forest of Bowland AONB will protect the character, appearance and setting of the AONB, even if the development lies outside of the AONB.

The site lies just within the Forest of Bowland Area of Outstanding Natural Beauty, the boundary being Long Lane 0.45Km to the north of the site.

The need for the development, including in terms of any national considerations, and the impact of permitting or refusing it, upon the local economy

The proposals involve the conversion of part of the ground floor of the existing outbuilding to a study/home office to allow working from home and the conversion of the roof space to a 'granny flat' for use by elderly parents in the future.

As a use ancillary to the existing dwelling there is no significant impact on the local economy in permitting or refusing the proposals.

The cost and scope for developing elsewhere outside the AONB.

As the proposal is for the change of use of part of an existing outbuilding for residential use ancillary to the existing dwelling the option to develop elsewhere outside the AONB is not relevant.

Assessment of any detrimental effects on the environment, the landscape and recreational opportunities and the extent to which that could be moderated.

The proposal is for a change of use of the existing outbuilding with minimal exterior changes. These changes include replacing the two stable doors with a new door & full height fixed window and enclosing the open garage with a garage door. Therefore it is the applicant's view that there are no detrimental affects to the environment, landscape or recreational opportunities from the proposals.

Drawings

This statement should be read in conjunction with the following drawings:

465/L/21 – Site plan

465/L/22 – Plans and elevations as existing

465/L/23 – Plans and elevations as proposed