

Barn at Manchester Road,
Burnley, BB11 5NS

Planning Statement



2347-02-03 001

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**SOLID
VOID**

Contents

1. – Introduction	Page 2
2. – Planning Policy	Page 2
3. – Planning History	Page 2
4. – Planning Statement	Page 3

1.0 Introduction

This Planning Statement has been prepared by Solid Void on behalf of Chris Karoo to supplement a full planning application for demolition for the existing, dilapidated, agricultural barn and new build residential dwelling to be erected on its footprint.

The site is approximately 1.75 acres of agricultural land with access off Manchester Road via a single-track lane to a cattle gate and is abounded by a wire mesh fence boundary. The existing barn is in an extremely dilapidated state of repair, with broken sheet cladding to the walls and roof.

The centre of Burnley is 3km due north of the site, along the A682, with Rawtenstall 7.5km to the south. The area is largely rural in character with nearby country pubs, working farms and converted barns into family dwellings. As Public Right of Way crosses the site to the west of the existing barn but remains unaffected by the proposals and does not result a requirement to divert or extinguish a PROW.

The site sits within green belt and the predominant focus of this designation is to prevent over-development, urban sprawl and maintain the openness of the green belt. Therefore, these proposals seek to re-build a new structure on the same footprint, to the same height and massing as the existing, and to the identical volume. On this basis, the proposals do not create 'harm' and preserve the openness of the greenbelt.

2.0 Planning Policy

The applicable planning policies in respect of this application are as follows:

Burnley's Local Plan 2018

- SP1 – Achieving Sustainable Development
- SP4 – Development Strategy
- SP5 – Development Quality and Sustainability
- HS3 – Housing Density and Mix
- HS4 – Housing development
- EMP6 – Conversion of rural buildings
- IC3 – Car parking standards

National Planning Policy Framework 2021

3.0 Planning History

In 2018, a planning submission was refused for Prior Approval (NOT/2018/0596).

This application sought a "Proposed change of use of agricultural building to 2no. dwellings with associated car parking"

4.0 Planning Statement

There are several important pieces of planning policy which must be considered in association with this planning application:

Burnley's Local Plan 2018

Policy SP4 Development Strategy

“Development in the Open Countryside

4) The open countryside is defined as land beyond any Development Boundary. In the open countryside development will be strictly controlled.”

As this site is located within Open Countryside, development will be strictly controlled by the Local Authority. However, these proposals constitute as ‘brownfield’ development, replacing an existing built form with an identical fit-for-purpose building, to the same height, scale, and massing. The use class is the only aspect which changes, and there are no restrictions in creating residential use in open countryside.

“Coalescence

5) Development proposals should not lead to the coalescence of settlements.”

The existing building is a stand-alone building, with the proposals replacing it like-for-like. Therefore, this development doesn't give rise to the coalescence of settlements.

As per this extract:

“some development can and should be supported in rural settlements and in the countryside to support the rural economy, to help sustain infrastructure and services, and to provide quality and choice of housing for existing and new residents.”

“4.4.15 Development within the open countryside will be strictly controlled and will only be permitted where it has a genuine need to be located in the countryside and is of an appropriate scale and type. Policies on these developments are set out elsewhere in the Plan based on the development type e.g. Agricultural Workers Dwellings - Policy HS6, House Extensions and Modifications - Policy HS5, Conversion of Rural Buildings - Policy EMP6. Additional restrictions will apply to development within the Green Belt (see Policy SP7).”

The proposals seek to demolish and re-build the existing structure on the basis that there appears to be asbestos cladding and the portal steel frame appears to be substantially weathered. We have not disregarded the potential for the existing structure to be re-used, as per Policy HS5 ‘conversion of rural buildings’, however, to have greater certainty that we can deliver a new fit-for-purpose home, in an agricultural aesthetic and character, we have proposed a re-build. As per the Design & Access Statement, architectural inspiration has been taken from rural buildings so that the vernacular and character of open countryside is maintained. Very little modification has also taken place in terms of re-defining residential curtilage, access roads and/or landscaping.