

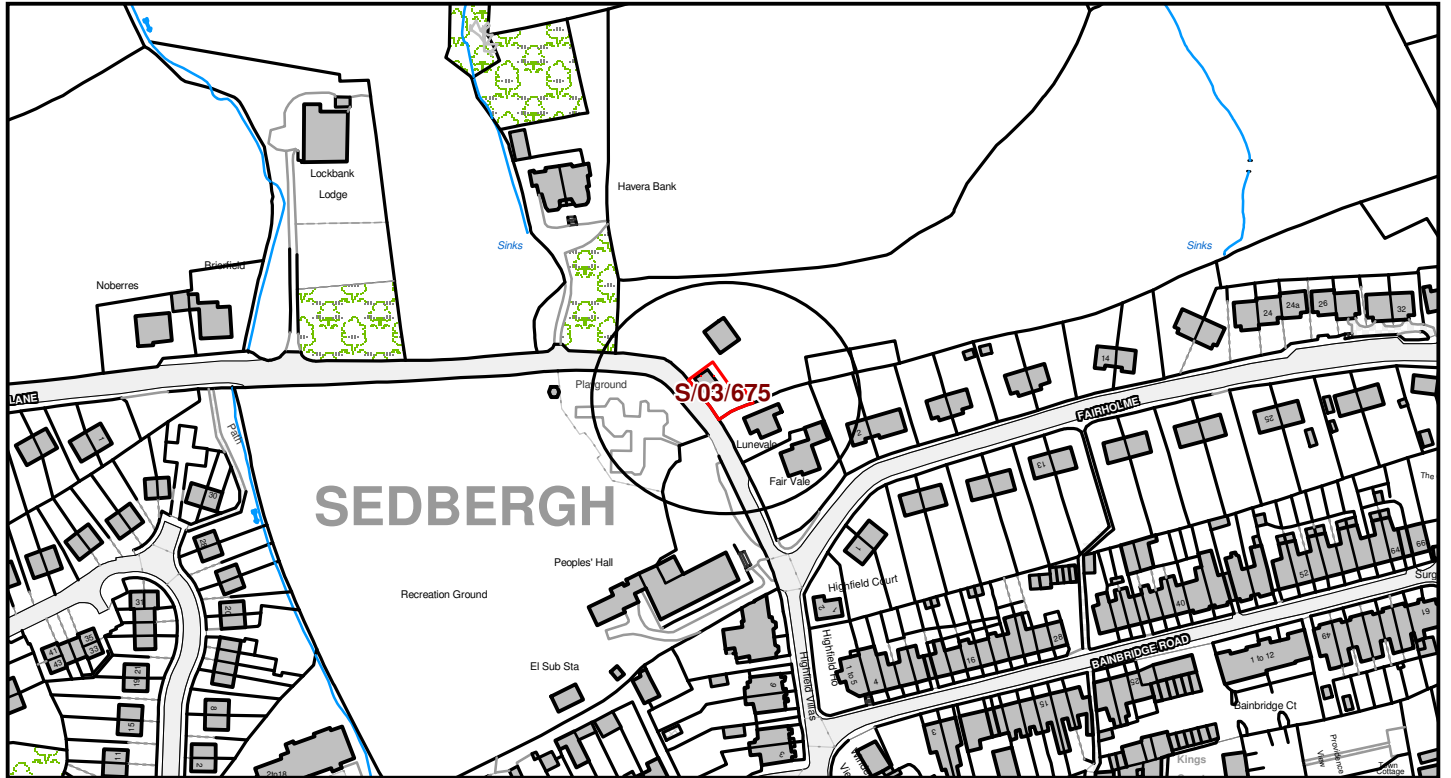
Yorkshire Dales National Park Authority

Application Code: S/03/675

Committee Date: 11/06/2019

Location: Howgill Lane Barn, Sedbergh

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Application No:	S/03/675	
District:	South Lakeland	
Parish:	Sedbergh	
Applicant's Name:	Mr K Ball,	
Grid Ref:	SD65599230	
Received by YDNP:	08/03/2019	Officer: Michelle Clowes

PROPOSAL: full planning permission for conversion of existing barn to 1 local occupancy dwelling

LOCATION: Howgill Lane Barn, Sedbergh

CONSULTEES

Sedbergh PC

No objection to the plans and consider that the development would improve what is currently an eyesore on the outskirts of the residential center of the town and at the same time retain a heritage asset in a sympathetic manner. There are no concerns with access or traffic implications associated with the development. It would provide valuable accommodation for a local family subject to the appropriate 106 restrictions.

**Highways, Cumbria
County Council**

No comments.

**United Utilities Water
Ltd**

No comments.

**Senior Listed Building
Officer**

No comments.

**CEHO - South Lakeland
District Council**

No objection subject to a condition to restrict the hours of construction.

**Wildlife Conservation
Officer**

No objection subject to conditions relating to the provision of swift boxes and a prior check for nesting birds prior to construction.

**Area Ranger (Western
Dales)**

The public right of way network is not affected.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets

L2(15) - Conversion of traditional building - acceptable uses

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L3(15) - Conversion of traditional buildings - building treatment

W2(15) - Biodiversity enhancement

SP1(15) - Presumption in favour of Sustainable Development

SP2(15) - National Park Purposes

SP4(15) - Development Quality

OFFICER OBSERVATIONS

REASON FOR COMMITTEE CONSIDERATION

This application is reported to the Planning Committee as in the opinion of the Head of Development Management it is in the best interests of the National Park Authority that the application is considered by the Committee.

APPLICATION SITE

Howgill Barn is a traditional bank barn of mid 18th century origins, located on the edge of the settlement of Sedbergh. It is constructed of sandstone under a slate roof and accessed via an existing field gate from Howgill Lane. The barn is of local interest and as such, it is considered to be a non - designated heritage asset.

PROPOSAL

Planning permission is sought for the conversion of the existing barn to a local occupancy dwelling. Internally accommodation would be provided in the form of a ground floor kitchen and living area, a bedroom and bathroom on the first floor and bedroom on the upper second floor. Parking for 2 cars would be provided to the side of the barn, enclosed to the north east by a new dry – stone wall.

RELEVANT PLANNING HISTORY

There is no previous planning history for this building.

KEY ISSUES:

- principle of development
- design
- impact on neighbours
- impact on highway safety
- impact on ecology

THE PRINCIPLE OF THE DEVELOPMENT

The National Planning Policy Framework (NPPF 2018) sets out the purpose of the planning system: to contribute to the achievement of sustainable development. It directs planning authorities to avoid the development of isolated homes in the countryside unless certain circumstances apply. The circumstances listed include - "the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets" and "the development would re-use redundant or disused buildings and enhance its immediate setting."

The Yorkshire Dales Local Plan (2015 - 2030) aims to deliver sustainable development in the National Park context. It aims to achieve the conservation and enhancement of traditional buildings (heritage assets) by allowing them to be adapted or converted to new uses, providing the building and its landscape has the capacity to absorb them.

Policy L1 considers development affecting heritage assets. Traditional buildings are

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considered to be 'heritage assets' despite not being designated. Proposals affecting undesignated heritage assets will be permitted where their significance is conserved.

Policy L2 is a strategic spatial planning policy (i.e. it governs where development 'should go'). It allows traditional buildings to be changed to residential and employment uses in certain locations (in existing settlements, building groups, or suitable roadside locations). Intensive uses will not be appropriate in buildings that are isolated in the landscape and a change of use only allowed in isolated buildings where there would be no material alteration to the exterior of the building or its surroundings.

Policy L3 considers the details of the conversion works. Proposals will not be allowed where they undermine the architectural and historic character of the traditional building and its landscape setting. The building must have the physical capacity to accommodate the new use without significant extension or alteration or requiring new ancillary buildings.

A proposal to convert a traditional building to a new use must satisfy the requirements of all three policies.

As the building in question was constructed prior to the 20th century and has historical and architectural merit, it is considered to be a traditional building for the purposes of policy L2. The barn is in close proximity (1.2m) and its curtilage adjoin the highway of Howgill Lane. As such, the proposal would in principle, meet the objectives of policy L2 of the adopted Local Plan (2015 – 2030).

DESIGN

Criterion e) of policy L3 of the adopted Local Plan (2015 – 2030) requires traditional buildings to be capable of conversion with no more than minor structural work. The barn retains its original/historic appearance externally and is in good structural condition. Subject to a detailed methodology being secured by condition to demonstrate how the conversion would take place, including supporting the external walls, it is considered that the barn is suitable for conversion.

The building in question is a characteristic Dale's barn that is prominent in public views when travelling along Howgill Lane. However, the proposed conversion scheme has been sensitive to the character of the building and amounts to minimal external change to both the structure and its surroundings. 1 new doorway would be created in the south – eastern elevation to provide the external entrance to the property. This opening is not strictly necessary as either of the 2 adjacent doorways could be utilised, instead of creating a new opening. However, the alteration is not so significant to warrant refusal on this aspect of the scheme alone. 1 rooflight would be located in the rear roofslope, the least publicly visible side of the barn and no extensions are proposed. The agent has confirmed that electricity can be taken from the supply line that crosses the field within which the barn currently sits. The submitted plans therefore indicate that the building is capable of accommodating a local occupancy dwelling without significant alteration and that the agricultural character of the building will be maintained, as required by policy L3 of the adopted Local Plan (2015 – 2030).

IMPACT ON NEIGHBOURS

Lunevale is the only residential property to border the application site. There is a separation distance of 13.9m between the barn and this adjacent dwelling which is also set at a slightly different orientation, with the front elevation set behind the rear elevation of the barn. A 1.2m high dry stone wall separates the 2 curtilages. It is considered that the

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proposed development would not give rise to any loss of privacy to the occupants of Lunevale and no objections have been received. On this basis the development would not have a detrimental affect on neighbouring amenity and would comply with policy SP4 of the adopted Local Plan (2015 – 2030) on this basis.

IMPACT ON HIGHWAY SAFETY

The existing access to the barn would be utilised to enable vehicles to park to the side of the barn within a tightly defined curtilage contained by a new dry stone wall. There is however, sufficient room for vehicles to turn within the plot to leave the site in a forward gear. Although the barn is located close to a sharp bend in Howgill Lane, the presence of a post and rail fence on the opposite side of the road enables driver's sufficient visibility of cars travelling in a south – easterly direction. Bearing in mind that the existing access has been in use by agricultural vehicles and that only 1 dwelling is proposed, it is considered that the proposed development would not give rise to a significant intensification of the use of the access that would be detrimental to highway safety. Cumbria County Council's Highway Authority have been consulted on the application however, no comments have been received. The proposed access is considered to comply with policy SP4 of the adopted Local Plan (2015 – 2030).

IMPACT ON ECOLOGY

The application is supported by a bat, barn owl and nesting bird survey that highlights the existing barn is used by nesting swallows. A condition can be attached to any planning approval requiring a prior check for nesting birds before construction works begin. In line with the requirements of policy W2 of the adopted Local Plan it is also considered appropriate to require the provision of swift boxes within or on the converted building. The Senior Wildlife Conservation Officer has no objection to the scheme.

ANALYSIS AND MATERIAL CONSIDERATIONS

The proposed development would provide a new use for a non - designated traditional building which is compatible with its character, layout and landscape setting. The principle of the development, design, access and car parking and impact on amenity and ecology are considered to be acceptable or can be adequately controlled by way of condition. The proposed development is therefore considered to be in accordance with policies SP1, SP2, SP4, L1, L2, L3 and W2 of the adopted Yorkshire Dales Local Plan (2015-2030) and guidance contained within the NPPF.

RECOMMENDATION

It is recommended that permission is granted subject to a legal agreement restricting occupancy of the barn to local occupancy use and conditions to include the following:

1. Standard time limit
2. Accordance with approved plans
3. No demolitin
4. Methodology for conversion
5. No sandblasting
6. Roofing slates to be retained and matched
7. Approval of/compliance with details:
 - pointing
 - rooflights, windows and doors (including recess), rainwater goods, cills/lintels/jambes, flues and vents, boundary treatment, bin storage, car parking and access
8. Restriction on external lighting
9. Prior check for nesting birds

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10. Biodiversity enhancement (swallow nest boxes)
11. Removal of permitted development right
12. Hours of construction restriction.