

<b>Agenda Item</b> A5	<b>Committee Date</b> 24 August 2009	<b>Application Number</b> 09/00604/CU
<b>Application Site</b> Higher Addington Barn, Long Dales Lane, Nether Kellet		<b>Proposal</b> Change of use of barn to form live/work unit
<b>Name of Applicant</b> Richard Dennison		<b>Name of Agent</b> Harrison Pitt Architects
<b>Decision Target Date</b> 24 August 2009		<b>Reason For Delay</b> Not applicable
<b>Case Officer</b>	Peter Rivet	
<b>Departure</b>	No	
<b>Summary of Recommendation</b>	Approval	

### **1.0 The Site and its Surroundings**

1.1 This building is a traditional stone barn, adjoining a former farmhouse, on the east side of the minor road through the hamlet of Addington. The farm no longer operates as such and its land has been sold to adjoining landowners.

### **2.0 The Proposal**

2.1 The applicant wishes to convert the barn to a live/work unit. This is not a new proposal, but a renewal of an earlier permission. It involves creating a three-bedroom, two-storey dwelling with a substantial workshop and office areas at one end of the ground floor.

### **3.0 Site History**

3.1 Permission for the conversion of the barn to a live/work unit was granted in 2006. A subsequent consent in 2008 covered the construction of a new access onto the road and some minor alterations to the earlier scheme. The present application includes the alternative access.

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
06/00462/CU	Change of use of barn to form live/work unit	Approval
08/00424/FUL	Extension including new vehicular entrance from Addington Road	Approval

### **4.0 Consultation Responses**

4.1 The following responses have been received from statutory consultees:

<b>Consultees</b>	<b>Response</b>
<b>Lancashire County Council Land Agent</b>	Indicated at the time of the 2006 application that the building is no longer needed for agricultural purposes. No comments received in relation to this application.
<b>Over Kellet Parish Council</b>	No comments received within consultation timescale.

<b>County Council Highways</b>	No comments received within consultation timescale.
<b>North Lancashire Bat Group</b>	Will be consulted on the Bat Survey which has been requested, and their comments reported to Committee.

## **5.0 Neighbour Representations**

5.1 None, at the time this report was prepared.

## **6.0 Principal Development Plan Policies**

6.1 Policy **SC2** of the Core Strategy Policy indicates that 90% of new dwellings and 95% of new employment floorspace are to be concentrated within the existing urban area of Lancaster, Morecambe, Heysham and Carnforth. Policy **SC3** states that 10% of new homes and 5% of employment within the District is to be accommodated within those villages, focused on those that provide five basic services.

6.2 "Saved" Policy **E20** of the Lancaster District Local Plan allows the conversion of permanent and substantial buildings in the countryside to business and tourism use where this can be achieved without major reconstruction or extension. It also allows residential use where business or tourism use is impracticable. "Saved" Policy **E4**, which deals generally with the impact of development in the area identified as countryside on the proposals map, is also relevant.

## **7.0 Comment and Analysis**

7.1 The report on the 2006 application commented that "in architectural terms there is much that is commendable about the submitted scheme". The conversion scheme is a sensitive and well thought out one which retains the essential character of the building, while adapting it in a way which will ensure that it has a long term function.

7.2 The major change since the previous application was approved is the adoption of the Core Strategy. This indicates a presumption against residential development in the countryside unless it has a very strong locational justification.

7.3 However the present proposal involves an existing residential commitment rather than a new one, and therefore in principle this renewal of the permission can be supported. There are new window openings proposed, but they would be relatively small in size and would not interfere with the form and character of the original building.

7.4 One issue which needs be addressed (which did not arise in 2006) is the need for the applicant to provide a bat survey. This is currently being prepared and is expected to be available in time for the committee meeting. Subject to the bat and owl survey not raising any special issues, it is recommended that permission should be granted.

## **8.0 Conclusions**

8.1 As the proposal involves an existing residential commitment rather than a new one, it is recommended that permission should be granted subject to the imposition of similar planning conditions attached to the earlier consent, with the addition of one requiring bat mitigation measures should bats be present in the building.

## **Recommendation**

That subject to the results of the bat survey being satisfactory, Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard three year condition.
2. Development to be carried out in accordance with the approved plans.
3. Materials to be agreed.
4. Removal of permitted development rights - extensions.
5. Removal of permitted development rights - doors and windows.
5. Tree planting to be carried out along the west side of the new access drive.

6. Living accommodation to be occupied only in association with the use of the associated workspace.
7. Sight lines either side of access point to be kept clear of obstruction.
8. Bat mitigation measures (if appropriate).

### **Human Rights Act**

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

### **Background Papers**

1. None