

SUPPORTING STATEMENT/ADDITIONAL INFORMATION

Planning Application for the proposed conversion of stable building to bungalow. Lane foot Farm, Ealees, Littleborough

Earlier in 2022, I was advised that the proposed conversion would be permitted development and a prior notification application was made on that basis. That application was refused and I now understand that I was poorly advised – specifically that the permitted development rights only apply to agricultural holdings and equestrian facilities do not fall within that category under Planning Regulations.

There is a pressing need for the proposed accommodation and consideration of Local Planning Policies suggests that the change of use would meet the Council's requirements. The following note is intended to clarify the position.

1. The need for accommodation.

My father is 92 and currently lives in the main house, some 20 metres uphill from the stable building. Over recent years he has found it increasingly physically challenging to cope with stairs and changes in level within the house and we have reached the point where his quality of life is being affected and there are concerns about the possibility of injury through falls etc.

Relocating him to a care home or similar facility would be one option but the better course of action would be to convert the redundant stable block into a level access residential unit that would allow him to live semi-independently whilst also having the assurance of support being close by.

2. The building

The stable was constructed in 2005 or thereabouts to house the (then) owner's two ponies. For that purpose, it was probably adequate – however Lane Foot Farm now focusses on the care and rehabilitation of former racehorses and the building is too small to provide the required care in an efficient manner and an environment where the animals are kept close to each other (an essential part of the rehabilitation process). For this reason, the stable building has become redundant and largely unused in recent years.

3. Planning Policy

I appreciate that the property is within Green Belt and I have looked at what appears to be the relevant planning policy. It may assist to go through each of the criteria in turn

UDP POLICY D/9 RE-USE AND ADAPTATION OF BUILDINGS IN RURAL AREAS.

The re-use and adaptation of buildings outside the defined urban area will be permitted provided that all of the following criteria are met:

a) Where the site is within the Green Belt, the re-use or adaptation does not have a materially greater impact than the previous use on the openness of the Green Belt and the purpose of including land within it;

RESPONSE.

The stable building already exists and is within a group of buildings along with existing associated fencing, hard standings, access etc. The conversion to and use of the building to provide residential accommodation will not have an impact on the openness of the Green Belt.

b) The application building is of a permanent and substantial construction and is capable of conversion to a new use without major or complete reconstruction;

RESPONSE. The application building is constructed in stone with a slate roof. The proposed conversion, as illustrated by the submitted plans, will not require major or complete reconstruction and proposed works are limited to changes to existing fenestration, internal partitioning etc .

c) The building is large enough for the proposed use without the need for extensions of a size and design that would alter the basic character and appearance of the building or its contribution to the landscape;

RESPONSE. The proposed conversion will not require the extension of the current building.

d) The building can be capable of being provided with satisfactory means of access, services and ancillary facilities, such as hardstandings, gardens, fences, walls etc., without a significant impact on landscape character, the setting of the building or, where it falls within the Green Belt, the openness and visual amenity of the Green Belt and the purposes of including land within it;

RESPONSE. Basic services are either already connected (electric and water) or within 20metres and on the applicant's land (septic tank). Access is already in place and parking for two cars can be allocated within the existing yard between the application building and the access lane. The curtilage of the application building is already separated from the access lane by fencing and a gate. The conversion will not, therefore have an impact on landscape character, the setting of the building or the openness and visual amenity of the Green Belt.

and

e) The proposed use is compatible with adjacent land-uses and other policies/proposals of the Plan.

RESPONSE. The proposed use is compatible with adjacent land-uses and other policies/proposals.