

Planning Committee

12 August 2021

Reference:
APP/21/00571

Area Team:
**Development
Management Team**

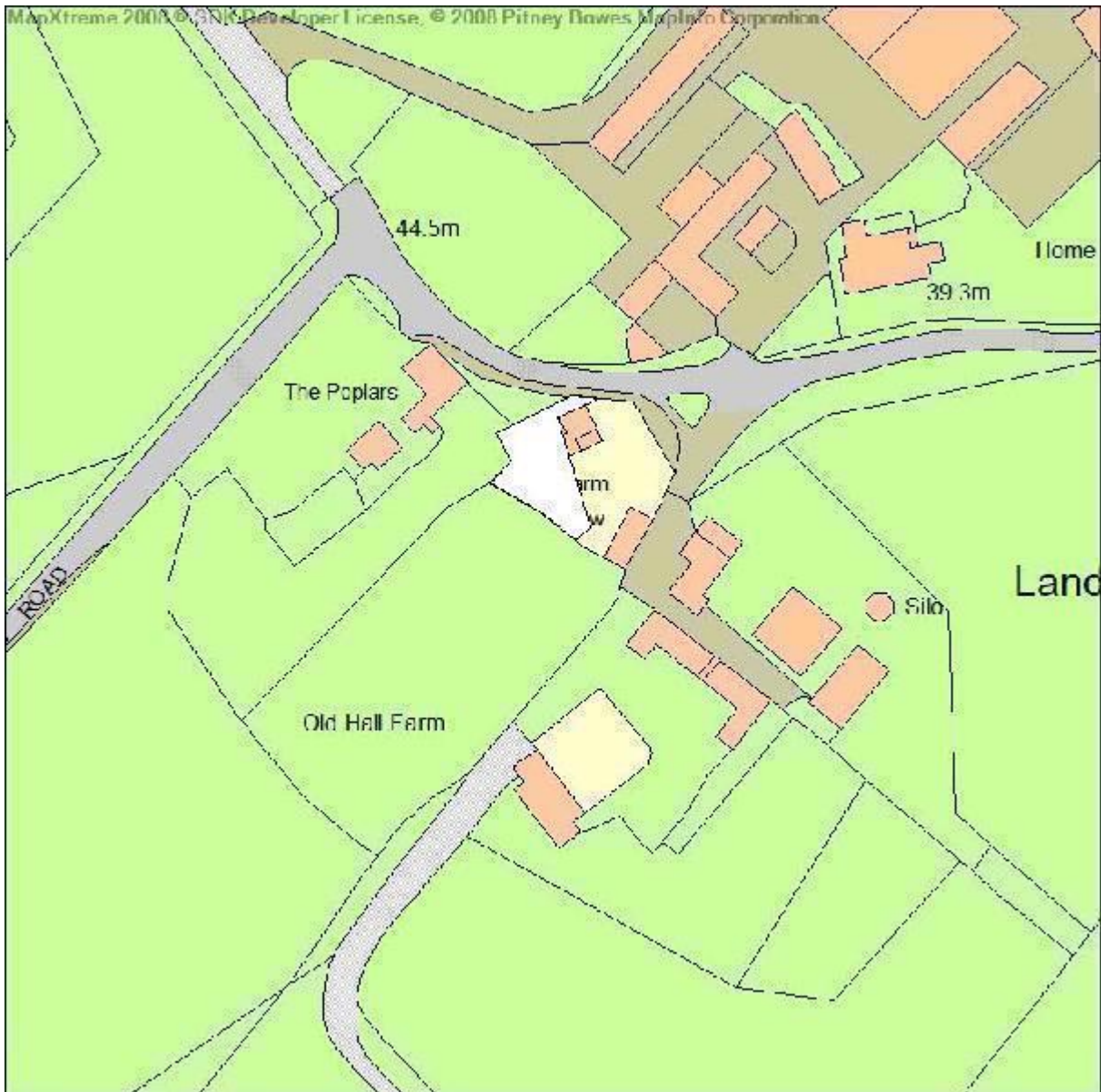
Case Officer:
Miss A McDougall

Ward:
**Pensby and
Thingwall**

Location: The Barn (Attached to Farm View), LANDICAN LANE, LANDICAN, CH49 5LJ
Proposal: Barn conversion to form dwelling. Extension to rear elevation to form porch.
Applicant: Lutea Trustees Ltd
Agent : ArchitectFolk

Qualifying Petition: No

Site Plan:



Development Plan designation:

Green Belt

Planning History:

Location: Farm View, Landican Lane, Landican, Wirral, CH49 5LJ
Application Type: Full Planning Permission
Proposal: Conversion of existing attached barn into residential to form part of the existing dwelling, external alterations with single storey element eaves levels raised.
Application No: APP/08/06672
Decision Date: 20/02/2009
Decision Type: Approve

Summary Of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 Councillor Collins has requested the application be taken to planning committee due to the impact onto the Green Belt.

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

Six neighbour notification letters were sent out, 10 objection letters have been received on the following grounds;

- Green Belt land should not be built on
- Use is not acceptable in this location
- Archaeological impact
- Impact onto wildlife habitat

CONSULTATIONS

MEAS - following further surveys, no objection subject to conditions

Wirral Wildlife - No comments

Highways - Informative requested

3.1 Reason for referral to Planning Committee

3.1.1 Councillor Collins requested the application be taken out of delegation due to the impact onto the Green Belt.

Background History

3.1.2 The application site relates to an existing Barn that is attached to an original dwelling - Farm View. In 2008 Planning Permission was granted to convert part of the barn into the existing living space of Farm View (Planning reference 08/00672). This was implemented in 2011, the approved works at ground floor extended into part of the barn and internal works such as internal walls to the single storey rear outrigger were erected. Some of the approved works have not proceeded such as the strip windows to the barn roof and the raising of the roof of the single storey outrigger.

3.1.3 This application seeks to convert the remainder of the Barn into a separate residential dwelling and make alterations to the building that result in the Barn being capable as use as a separate dwelling to Farm View.

3.2 Site and Surroundings

3.2.1 The building is a brick built barn with an existing single storey section located to the south elevation, the building is attached to an existing dwelling to the north east and forms part of Landican hamlet which is a small collection of agricultural buildings and dwellings, the land

use allocation is Green Belt.

3.3 Proposed Development

3.3.1 The proposal is for the conversion of an existing barn into a separate three bedroom residential dwelling, the dwelling will be separate from Farm View which is an existing dwelling attached to this barn, the works also include the erection of a single storey side extension that provides a breezeway porch, the extension measures 2.1m x 7.4m and has a height of 2.9m.

3.3.2 It is noted that the barn and attached single storey section to the south of the main barn formed part of a previous planning application 08/06672 to convert the building into residential which would have formed part of the residential floor space of Farm View the existing dwelling, this was approved as were the external alterations to this element of the site such as the patio windows to the single storey ground floor outrigger. Farm View is an existing dwelling, the current proposal seeks to subdivide the site into two separate dwellings which would be known as The Barn and Farm View, the barn including the existing south facing single storey element would form a separate dwelling to Farm View.

3.4 Development Plan

3.4.1 HS4 Criteria for New Housing Development Policy

Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

(ii) the proposal not resulting in a detrimental change in the character of the area;

(iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;

(iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

3.4.2 GB3 Re-Use of Buildings in the Green Belt Policy

The conversion or change of use of buildings in the Green Belt will be permitted, provided that:

(i) the proposal does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it;

(ii) the proposal does not involve extensive external storage, extensive hardstanding, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements, particularly by the creation of a residential curtilage;

(iii) the buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction;

(iv) the form, bulk and general design of the buildings are in keeping with their surroundings;

(v) the proposed use can be adequately serviced in terms of access;

(vi) the proposed use will not in itself, or through likely traffic generation, have a detrimental effect on the appearance or quiet enjoyment of the surrounding area.

When granting consent for the non-agricultural re-use of an agricultural building in the Green Belt, the Local Planning Authority may impose a condition withdrawing permitted development rights for new agricultural development where it is necessary to prevent the proliferation of agricultural buildings.

If the existing building is a tenanted agricultural building the Local Planning Authority will take into consideration the contribution of the building to the viability of local agriculture.

If the existing building has a detrimental impact on the landscape in terms of visual amenity, the Local Planning Authority will, in connection with any proposed structural changes, impose conditions to secure an improvement in the external appearance of the building.

3.4.3 NC5 The Protection of Sites of Local Importance for Nature Conservation Policy

Outside areas protected under Policy NC1 and Policy NC3 the Local Planning Authority will protect habitats of special local importance for nature conservation where they represent scarce, rare or threatened habitat, good examples of habitats typical of Wirral, diverse or rich habitats which actively support a wide range of important species, or areas known to provide for the shelter, breeding or foraging of legally protected species.

In evaluating proposals which may affect such habitats the Local Planning Authority will in particular consider:

(i) the nature, layout, and density of development proposed;

(ii) the impact on the long-term ecological viability of the habitat affected;

(iii) the appropriateness of measures taken to minimise damage to the habitat and disturbance to wildlife; and

(iv) the appropriateness of provision for the future maintenance of the site.

Development affecting such habitats will only be permitted where the Local Planning Authority is satisfied that the continued ecological viability of the habitat or wildlife interest of the site can be adequately safeguarded by means of appropriate conditions and/ or legal agreements.

Appropriate conditions will include, where necessary, the requirement to provide an adequate "buffer zone" of a scale and nature appropriate to the interest to be protected and the retention of linkages to other wildlife sites within the surrounding area.

3.4.4 GB5 Extension of Existing Dwellings in the Green Belt Policy

The extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

3.5 Other Material Planning Considerations

3.5.1 The NPPF (July 2021) paragraphs 149 & 150 state;

149. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

150. Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

d) the re-use of buildings provided that the buildings are of permanent and substantial construction

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development (appropriateness of residential development in rural location);
- Design;
- Highways and PROW;
- Ecology; and
- Amenity

3.7 Principle of Development:

3.7.1 Planning permission was granted in 2009 for the conversion of part the existing attached barn into residential to form part of the existing dwelling at Farm View, with external alterations including works to an existing single storey outrigger element with the eaves levels raised. This application APP/08/06672 was approved as under Wirrals UDP Policy GB3 the conversion of existing buildings within the Green Belt are acceptable in principle subject to the quality of the building being viable for conversion and the impact of the conversion onto the Green belt, as the works were for the conversion of existing structures within the Green Belt the proposed scheme was not considered to have an impact onto the openness of the Green Belt.

In terms of Wirrals UDP Policies HS4 and GB3 the principle of development is considered acceptable. The NPPF paragraph 150 states; Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

d) the re-use of buildings provided that the buildings are of permanent and substantial construction

3.8 Design:

3.8.1 The proposal is for the conversion of an existing barn into a residential dwelling, the works also include a breezeway porch extension to the west side elevation. The works include elevation changes to the barn, it is noted that some of the fenestration amendments have previously been accepted as part of the 08/06672 approval in particular the patio doors to the single storey outrigger on the south elevation of the barn, other than the single storey porch extension there are no increases to the building, the roof height of the barn is to remain as existing..

3.8.2 The two storey red brick barn is a prominent visual feature of Landican Lane and is clearly visible when travelling south along Landican Lane as the building is close to the road and forms one of the larger buildings along the street scene. The style is traditional with large barn doors facing north and diamond shaped air vents, 6 on either side of the barn doors. The proposal is to retain the diamond detail but alter the barn door. The barn door is currently standard rectangular however there is a curved brick work detail above the lintel.

- 3.8.3 Due to the character of the existing building and Farm View, the fenestration changes to the south elevation have a minimal impact as this elevation forms the bulk of the existing residential property and have previously been considered acceptable under planning application APP/08/06672. The main change is to the north barn elevation, in particular the barn door. The proposal is to increase the height of the opening by raising the curved detailing to introduce additional glazing which will serve the first floor bedroom. The sliding barn doors at ground floor would be replicated to maintain the character. This design change incorporates the original barn door design but adjusts the design to fit in with a residential use.
- 3.8.4 The side extension is considered to be relatively minimal in scale and seeks to add a porch element to the side of the building, given the residential use proposed and the scale of the extension the addition would not have a materially greater impact onto the Green Belt in accordance with Policy GB3, it is noted however that given the location and the surrounding curtilage, permitted development rights would be removed in order to retain the scale of the barn in terms of its original setting and protect the site from having a detrimental impact onto the Green Belt.
- 3.8.5 Taking into account the use of the adjoining property being residential, previous approvals on part of the building and the detailing used in relation to the conversion, the works to the barn in particular are considered acceptable. The alterations externally retain the overall character and appearance of the barn in particular especially when viewed from Landican Lane.
- 3.8.6 The design and layout of the property as a residential dwelling are considered to meet the Policy requirements set out in the UDP Policies HS4 and GB3 as well as the NPPF.
- 3.9 Highways:
- 3.9.1 The conversion of the barn into a separate residential dwelling proposes two off street car parking spaces, there is also sufficient storage within the dwelling for secure cycle storage, therefore there are no Highway Implications relating to this proposal.
- 3.10 Ecology and Archeology:
- 3.10.1 A day roost was recorded at both barns (Farm View Barn and Poplars Farm Barn) for the following species: common pipistrelle, soprano pipistrelle; and brown long-eared bats. Provided that the recommendations and mitigation outlined in: Section 7 of the Tyrer Ecological Consultants Ltd September 2020 Dusk Survey Results. The Poplars and Farm View, Landican Lane, report; and in the Tyrer Ecological Consultants Ltd June 2021 Further bat mitigation at The Poplars & Farm View. The Poplars and Farm View, Landican Lane report are secured by a suitably worded planning condition, the proposals will not be detrimental to maintaining the local populations of common pipistrelle, soprano pipistrelle and brown long-eared bats at a favourable conservation status. With the mitigation, this test has been satisfied.
- 3.10.2 There is one non-designated heritage asset recorded on the Merseyside Historic Environment Record within the proposed development: MME957 Farm View, Landican Lane, Landican, a possibly 18th century barn with a mid to late 19th century house attached. The application site lies within the location of Landican, an early medieval settlement (MME18178) which may be of 5th or 6th century in origin. In addition, historic mapping (1874 and 1897 25" OS) shows a circular feature lying directly in front of the barn, due to the feature, whilst the proposed extensions will not impact the front elevation of the barn as the only proposed extension is to the side of the existing barn, a watching brief condition has been imposed so that any works do not record potential impact onto the non designated heritage asset.
- 3.11 Amenity:
- 3.11.1 Due to the orientation of the building in comparison with neighbouring properties, the

proposed habitable room windows will have uninterrupted outlook and would not result in loss of privacy. Therefore the outlook proposed is in this instance considered acceptable in terms of the property as residential and in relation to neighbouring buildings.

- 3.11.2 The site is within the designated Green Belt, the proposed I curtilage accommodates part of the existing residential curtilage of Farm View, the conversion will result in one dwelling subdivided into two and this is reflected within the proposed garden area, the residential curtilage is currently accommodated by just Farm View. Given the size of the site and the setting of what would now be two properties, both dwellings would have appropriate residential curtilage without harming the openness or character of the Green Belt.
- 3.11.3 The principle of conversion is acceptable in accordance with GB3 and the NPPF, the buildings are established and together with the structural report the works can proceed without a requirement to demolish the barn. The barn is an important feature of the street scene and the intention to retain the barn detailing and character allows for the continued use of the building to one that is considered appropriate in this location. In addition, this proposal does not include an increase in height of the existing building. The conversion of the barn and the retention of the building will have no greater impact onto the openness of the Green Belt than the current layout.
- 3.11.4 The works include a breezeway extension to the side which will comprise of a glass roof, glass front and rear entrance walls and a stone side wall. The extension measures 17m², the barn as a dwelling would have a floorspace of 142.8m², therefore when taking into account the guidance set out in GB5 the proposed side extension is much less than 50% of the floorspace.
- 3.11.5 The scheme including the small side porch extension which will be built using a stone wall and glazing are considered an acceptable reuse of the buildings without resulting a property that is disproportionate to the locality and would not harm the openness of the Green Belt. As such the conversion and alterations is acceptable having regard to Wirrals UDP Policies HS4, GB3, GB5 and NC5.
- 3.11.6 The conversion and side extension together with the external alterations (and those previously deemed acceptable under 08/06672) are considered to be acceptable with regards to the current local and national policy guidance. The development retains the overall character of the barn in particular and the use is appropriate to its location and setting.
- 3.12 Other:
- 3.12.1 The building was originally built for agricultural purposes and given the age, approximately mid 1800s the application is accompanied by a structural survey report, which in conclusion states;
The existing barn building is in a reasonable condition given the age of the property. The required remedial works will be undertaken during the conversion to reduce further deterioration of the building structure.

The Structural Stability of the building will not be comprised as a result of the proposed works and the new walls to the south east elevation will be tied into the existing building to provide lateral restraint to the existing walls and the extension. Additional restraint will be provided in the form of a new internal cross wall which will be the party wall between the two dwellings, and this will act as a buttress wall at circa mid-point along the length of the barn.

The building can be converted to Building Regulations standards to enable a successful conversion into a residential dwelling with careful consideration given to the external appearance to maintain the features present.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the

Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Taking into account the existing building, the adjoining property, the character of the area and the proposed use within this location, the conversion is considered appropriate in scale and impact onto the Green Belt and is therefore acceptable with regards to Wirrals UDP Policies, HS4, GB3, NC5 and the NPPF (2021).

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 March 2021.

Reason: For the avoidance of doubt and to define the permission.

3. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy GB3 of the Wirral Unitary Development Plan.

5. No tree felling, scrub clearance, or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason; Habitat protection in accordance with Wirrals UDP Policy NC5.

6. The development hereby permitted shall not be occupied until details of bird boxes to include number, type and location on an appropriately scaled plan as well as timing of installation, has been provided for approval and implemented in accordance with those details.

Reason; Habitat protection in accordance with Wirrals UDP Policy NC5.

7. No development shall take place until the applicant has submitted a written scheme of investigation for archaeological work for approval in writing by the local planning authority. The work shall be carried out strictly in accordance with the approved scheme.

Reason; Protection of non designated heritage asset

8. Works will not commence until the local planning authority has been provided with a copy of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified development to go ahead or until the local planning authority has been provided with confirmation that the site has been registered under the mitigation class licence to allow low impact work on bat roosts (CL21).

Reason; Protection of habitat in accordance with Wirrals UDP Policy NC5.

9. Pre commencement and during development, mitigation to be instated must match that as described in Dusk Survey Results (Tyrrer Ecological Consultants Ltd, 2020), namely implementation of a Schwegler 2F bat box (or suitable equivalent) as a receptor roost and creation of new roosting provision in the form of two access points at the roof verge/wall plate along with the local use of bitumen 1F underfelt. A scheme of supervision will be required whereby all identified potential roost features are dismantled under the supervision of a suitably qualified Ecological Clerk of Works (ECoW). One Schwegler 2F bat box (or suitable equivalent) and one Schwegler 2FN bat box (or suitable equivalent) will be erected on a suitable tree in proximity to the survey area; if this is not possible, a pole-mounted box is required prior to commencement of development. This box will act as a receptor should bats have to be captured and relocated to it during the work schedule. The structures provided as mitigation should be retained as bat roosts in perpetuity.

Reason; Having regard to potential loss and mitigation of protected species habitat and Wirrals UDP Policy NC5.

Further Notes for Committee:

1. **Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council Highway Management team area manager via www.wirral.gov.uk prior to the commencement of the works for the approval of the proposed details.**

Last Comments By: 28/04/2021 09:56:05

Expiry Date: 18/05/2021