

Committee: **PLANNING**

Date of Meeting: **10 February 2010**

Title of Report: **S/2009/1058**
Broad Farm Broad Lane, Thornton
(Manor Ward)

Proposal: Conversion of dis-used barn into 1 no. detached two storey dwellinghouse and detached garage

Applicant: Mr John Parr

Executive Summary

This is an application to convert a rural building into a dwelling. The site lies within the Homer Green Conservation Area and is also within Green Belt. The main issues to consider include impacts on the Green Belt, on the Conservation Area, on residential amenity and on highway safety, and on issues of nature conservation and landscaping.

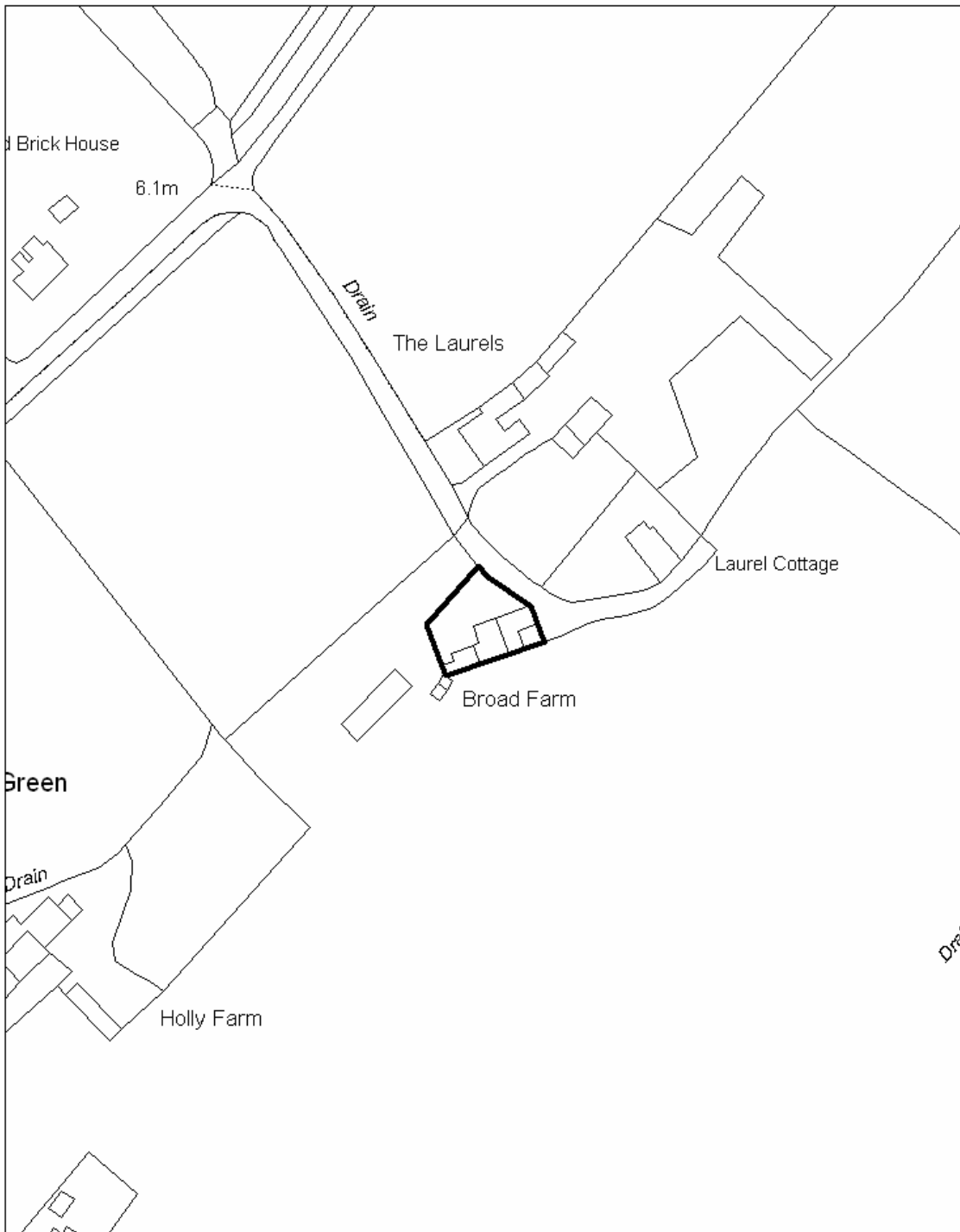
Recommendation(s) For Information Only

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2009/1058 Broad Farm Broad Lane Thornton L29 8YB		Standard Site Plan Scale: 1:1250 Date: 29/1/2010 Drawn By: EBERT on	
	<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.</small> Sefton Council Licence No. 1000181921	OSGR: 334353, 402504	Sheet(s): 190A, 190B	Area: 457 sqm

The site comprises a traditional barn constructed predominantly in brick with some stonework. The barn has a pitched roof partly covered in corrugated metal sheeting whilst the remainder of the roof is missing.

The barn is situated within the curtilage of the farmhouse known as Broad Farm. There are other residential properties, namely The Laurels and Laurel Cottage on the opposite side of Broad Lane which is unadopted at this point.

The site lies within Green Belt and also forms part of the Homer Green Conservation Area.

Proposal

Conversion of dis-used barn into 1 no. detached two storey dwellinghouse and detached garage.

History

S/1994/0411 - Conversion of the redundant farm buildings into a dwellinghouse - Refused 10/11/94. Appeal dismissed 30/08/95.

S/1990/0241 - Alterations and roof extension to the existing building to use as a domestic workshop and garage - Approved 31/05/90

Consultations

Environmental Protection Director – no objections subject to standard peat informative.

Highways Development Control – no objections subject to condition regarding vehicle parking and standard address informative.

MEAS - Nocturnal bat survey and survey for great crested newts required before the application can be determined. Also, require conditions relating to barn owls, nesting birds and Japanese knotweed.

Neighbour Representations

Last date for replies: 25/12/09 (neighbours)

7/1/10 (site notice)

7/1/10 (press notice)

Letter of objection received from Laurel Cottage. Points of concern include inappropriate development harmful to rural conservation area, increased urbanisation and detracts from openness. Also previous refusal to convert building on basis of structurally unsafe and not fit for conversion; extra use of unadopted potholed track; overlooking from proposed second floor window; no drainage details shown on plan.

Policy

The application site is situated in an area allocated as Green Belt & Conservation Area on the Council's Adopted Unitary Development Plan.

AD2 Ensuring Choice of Travel
CS2 Restraint on development and protection of environmental assets
CS3 Development Principles
DQ1 Design
DQ3 Trees and Development
GBC1 The Green Belt
GBC2 Development in the Green Belt
HC1 Development in Conservation Areas
NC2 Protection of Species

Comments

The main issues to consider include the impact on the Green Belt and on the Homer Green Conservation Area, impacts on residential amenity and highway safety, as well as nature conservation and landscaping issues.

Sefton's SPG Development in the Green Belt sets out the criteria for the re-use of existing buildings in the Green Belt. The converted building must not have a significantly greater effect than the present use on the openness of the Green Belt, the proposal should not involve significant extensions to the building or an enlargement of the property's curtilage, the nature and size of the proposed use must be appropriate for the building and its curtilage, the building must be of permanent and substantial construction and capable of conversion without major areas of rebuilding, and the proposal must not harm the form, bulk and general appearance of the building and its curtilage with any features of interest being retained.

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(Tue, Thu & Fri)**