

Planning Statement : Moss Edge Farm – West Barn.

This planning statement accompanies a full application for the change of use of an agricultural building to one dwelling with single storey extension and car port. The site is at Moss Edge Farm, Moss Edge Road, Holmbridge, HD9 2SD and relates specifically to the West Barn. There is access to the site via Moss Edge Road, a narrow private road, which joins on to the adopted highway know as Hollin Brigg Lane.



The property has an extant approval for the conversion of the barn into a dwelling as part of a class Q application alongside two other agricultural structures at the farmstead. The proposals to convert the barn to a 4-bedroom home was approved under application 2023/91342 and therefore the principle of development has been established.

As part of the Class Q application, which allows the conversion of agricultural buildings to residential dwellings under certain conditions, the proposal complies with limits in terms of floor area and is within the upper limit of 465 sqm for larger dwellings. The building was deemed to be structurally sound and able to be converted as confirmed by the structural appraisal. In addition, the site was used solely for agricultural reasons from 20th March 2013 to the time when it was sold to the previous owner on 10th May 2022. No agricultural tenancy exists and the site is not on protected land. Necessary building operations as shown in the proposals such as windows, doors and insulation measures are within Class Q allowances.

Additional considerations including transport, noise, flood risk, design and natural light were all addressed in the extant approval with passing places implemented on the access road as part of the approval.

It was concluded from the previous application that the changes to convert the West Barn to a 4-bed dwelling met the strict requirements of the Class Q permitted development and therefore the development of the structure has been established.

This application seeks to build upon the extant approval and make some alterations to the approved scheme to improve the overall design and address issues which have arisen in the technical design stages.

Although the design of the barn utilises the existing structure and therefore does not deviate majorly from the approved proposal, the main addition is that of a small plant room and porch, which will be used to house the water storage facilities which are required for the house. The small extension follows the existing roof line and therefore does not detrimentally impact the openness of the green belt or detract from the overall aesthetic of the barn building.

The proposals of this application also include a timber frame, stone slate roof, car port. The car port is in keeping with the agricultural appearance of the adjoining farm building and has been left open to reduce any impact on the openness of the green belt setting. Adding the car port to the design does not detract from the overall appearance of the farm setting and makes the parking arrangement around the courtyard less congested. The previously consented parking spaces for the North Barn and The Stables are unchanged.

There are some slight changes to window openings, however these are in line with the allowances of the previous Class Q application.

An air source heat pump is also included adjacent to the new car port to meet the requirements of the building regulations and to help with sustainable measures.

Government guidance states that a development impacts a habitat if it decreases the biodiversity value. The proposals set forth in this application relate to the conversion of an unused building with associated parking and landscaping. The proposed areas of garden and parking are situated on areas currently used as hardstanding and unmade ground with little to no biodiversity relevance. Therefore, the proposals would not affect the biodiversity value in any detrimental way and the addition of the small garden would even help to increase biodiversity.

Although the building is situated in an area of exposed upland and is outside of the bat alert layer, therefore not requiring a bat survey, a bat box has been included in the scheme.

The overall design and treatment of the barn is not significantly altered from the previously approved Class Q application. The considerations which arose in the prior application have been maintained within this application and we seek to make fairly small additions to better improve the living standards and buildability of the barn. The proposals will not detrimentally affect the green belt setting or be incongruous to the original barn aesthetic. We therefore hope that the proposals set forth will be acceptable and in line with planning policy.

Proposed CGI views of the converted barn structure



