

# Listed Building and Conservation Consent



Ribble Valley  
Borough Council

## A1. Applicant Details

Organisation

Name

Title	Forename	Surname
MRS	JANE	PROCTER

### A1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

### A1.2 Communication Details

Telephone No.

Nat Code	Extn No.
<input type="text"/>	<input type="text"/>

Daytime Telephone No.

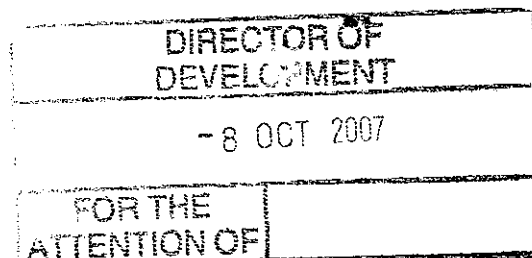
<input type="text"/>	<input type="text"/>
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Fax No.

<input type="text"/>	<input type="text"/>
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Email Address

DX Number



## A2. Agent Details

**Organisation**

Graham Anthony Associates

**Name**

Title	Forename	Surname
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### A2.1 Address Details

**Name or flat number****Property number or name****Street**

Croston Villa

**Locality**

High Sreet

**Town**

Garstang

**County**

Lancashire

**Postal Town**

Preston

**Postcode**

PR3 1EA

### A2.2 Communication Details

**Nat Code****Extn No.****Telephone No.**

01995604514

**Daytime Telephone No.**

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**Fax No.**

01995604479

**Email Address**

gsalis2523@aol.com

**DX Number**

## 1. Site Address Details

### 1.1 Address Details

Name or flat number

Property number or name

Street

Locality

Town

County

Postal Town

Postcode

UPRN

Location

Woodgates

Startifants Lane

Chipping

PRESTON

PR3 2NP

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## 2. Brief Description of Proposed Works

Development Description

PROPOSED GARAGE AT WOODGATES - STARTIFANTS LANE - CHIPPING - PRESTON - PR3 2NP

## 3. Existing Uses

Current use of land or building

RESIDENTIAL

If vacant what was the land or building last used for?

N/A

## 4. Interest

State the applicant's interest in the land

☒ Owner☐ Lessee☐ Prospective purchaser☐ Other

If Other give details

## 5. Previous History

Has the building previously been subject of a planning permission, listed building consent or conservation area consent?

☒ Yes ☐ No

Reference Number

3/2007/0469

Date of Application (yyyy-mm-dd)

2007-08-16

## 6. Application Type

Listed Building

Demolition

☐ Yes ☒ No

Alteration

☐ Yes ☒ No

Extension

☐ Yes ☒ No

Variation or Removal of an existing condition

☐ Yes ☒ No

Conservation Area

Demolition

☒ Yes ☐ No

Variation or Removal of an existing condition

☐ Yes ☒ No

## 7. Building Information

Building Grade

1

☐ Yes ☒ No

2\*

☐ Yes ☒ No

2

☒ Yes ☐ No

Ecclesiastical

☐ Yes ☒ No

Building Type

EIGHTEENTH CENTURY FARMHOUSE

## 8. Proposed Works

### 8.1 Exterior

Works (including any alteration to windows or their replacement)

Materials to be used

Timber Elevations, Slate Roof & Timber Doors

Colour of materials

## 8. 2 Interior

### Works

### Materials to be used

## 9. Grant Aid

Has any historic buildings grant or other form of grant aid  
been offered or applied for?

☐ Yes ☒ No

### Grant Details

Signature

Electronically submitted; no signature required.

**PLANNING, DESIGN AND ACCESS STATEMENT**

**WOODGATES, STARTIFANTS LANE, CHIPPING, PRESTON**

**PROPOSED ERECTION OF DETACHED GARAGE/CAR PORT,  
INCORPORATING WORKSHOP AND LOG STORE**

**1. Introduction**

- 1.1 This design and access statement has been produced in accordance with the requirements of Circular 01/2006 'Guidance on Changes to the Development Control System'. It sets out the proposed developments' context in terms of planning policy, the design of the proposal and the issue of accessibility. The property is a Grade 2 Listed Building, dating back to around 1768, and is a detached dwelling, set in extensive grounds.

**2. The Proposal**

- 2.1 The proposal involves the erection of a detached, two car garage/car port, incorporating an enclosed workshop and open log store. The building would be located within the curtilage of the dwelling house, to the south of the dwelling. At present, there exists, a storage building and previously a green house on the site of the proposed garage. It is proposed therefore, to erect the building over the footprint of the existing storage building and green house.
- 2.2 The proposed building would measure 9.5 m by 5m and would be constructed in timber, with a slate roof. The garage and the

log store elements will be 'open', with the workshop having double timber doors.

### 3. **Planning Policy Context**

- 3.1 The principle planning policy documents are the South Ribble Local Plan, the Joint Lancashire Structure Plan, PPS7, and PPG15.
- 3.2 With regard to the Joint Lancashire Structure Plan, Policy 5 accepts that development outside of the principal urban areas, main towns and key service centres should be of a scale which is consistent with the area. Specifically in relation to the natural and built heritage, Policy 21 seeks to ensure that there is no net loss of its resources throughout the plan period.
- 3.3 Given that the proposal does not result in the loss of the listed building, nor does it result in the loss of any important or historic features within the existing building, the proposal is compliant with Policy 21 of the JLSP.
- 3.4 Policy GI of the South Ribble Local Plan, seeks to ensure that a high standard of development is achieved in development proposals and do not adversely affect the amenities of surrounding areas. Given that the proposal relates to a small scale structure, which will replace an existing building, of an inferior design, the proposal is compliant with Policy GI of the Local Plan.
- 3.5 Policy H10 relates to alterations and extensions to residential properties. Given that the proposal is appropriate in terms of its scale, design and massing, it meets the requirements of Policy H10.

- 3.6 Policy ENV20 of the Local Plan relates to alterations to listed buildings and seeks to ensure that such alterations are sympathetic to their character of appearance, with the most important features being preserved. With regards to this proposal, the extension is considered very minor, and will be on the same footprint as the existing structure. As a result, the proposal is compliant with policy ENV20 of the Local Plan.
- 3.7 PPG15 'Planning and the Historic Environment', provides guidance in respect of alterations and extensions to listed buildings.<sup>1</sup> Para 3.3 of PPG15 accepts that the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on local planning authorities to 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. This reflects the great importance to society of protecting listed buildings from unnecessary demolition and from unsuitable and insensitive alteration and should be the prime consideration for authorities in determining an application for consent.
- 3.8 Having regard to the guidance contained within PPG15, the extension proposed as part of this application, has paid regard to the architectural and historic merit of the existing building, with the proposed building being designed appropriately, and in materials which will complement the existing dwelling.
- 3.9 To conclude, the proposal is consistent with national and local plan policy, and provides for an appropriate and sympathetic new building within the curtilage of this listed building. In addition, the proposal will have no impact on the rural character, by virtue of the fact that the dwelling and curtilage is



well screened by mature landscaping, and set in an extensive landscaped site.

#### 4. *Design*

4.1 As stated earlier within the statement, the proposed garage would replace an existing storage building already within the site. In fact the proposed building, will sit on the footprint of the existing building, thereby ensuring that there is no further detriment to the character or setting of the listed building, than currently exists.

4.2 The building has been designed as a timber structure, with a slate roof, with an asymmetrical roof, ie, a gable to the south west elevation and a hipped roof to the north east elevation. This ensures that the overall scale and massing of the proposed building is reduced, due to its low eaves height. In terms of its design therefore, the building will appear as a secondary element to the existing dwelling, and would not serve to compete or affect the setting of the existing listed building

4.2 At present, there already exists a storage building on the site of the proposed garage, which has previously benefited from planning permission. This building is a rather unsympathetic storage building, being constructed in timber with a profiled metal roof, and lacking in individual character. It has to be said that this building is, in design terms, much more inferior than the proposed building the subject of this application. By granting permission for this proposal, would see the removal of this existing building, to the overall benefit of the listed building

## 5. Landscaping

- 5.1 This element of the statement is limited as a significant level of landscaping already exists in the form of the extensive, landscaped garden area which currently exists. Given that the dwelling and its associated curtilage is extensive, and the fact that the building the subject of this application would be an improvement over the existing building, there would be no requirement for additional landscaping over and above that which exists at present.

## 6. Accessibility and Car Parking

- 6.1 Access to the site will be the via the existing access which already serves the dwelling. Given that there is no increase in the number of units, there will be no alterations to the access, highway, or parking arrangements as part of this scheme.
- 6.2 Given its existing use as a dwelling house, there would be no additional activity on the highway network as a result of the proposal.

## 7. Conclusion

- 7.1 In conclusion, the proposed new building to replace an existing building, provides for a more appropriate development, than the existing building, and pays further regard to the historic and architectural merit of the building.
- 7.2 The proposed building will be of a superior quality and design, which will complement the existing dwellinghouse. In fact, the

building will improve the visual quality of the overall site, by the removal of the existing building. The proposed building would be carried out in a sympathetic manner, that does not impact upon the architectural or historic quality of this listed building. As a result, the proposal would be compliant with national and local plan policy in respect of development in the countryside and development with the curtilage of listed buildings.

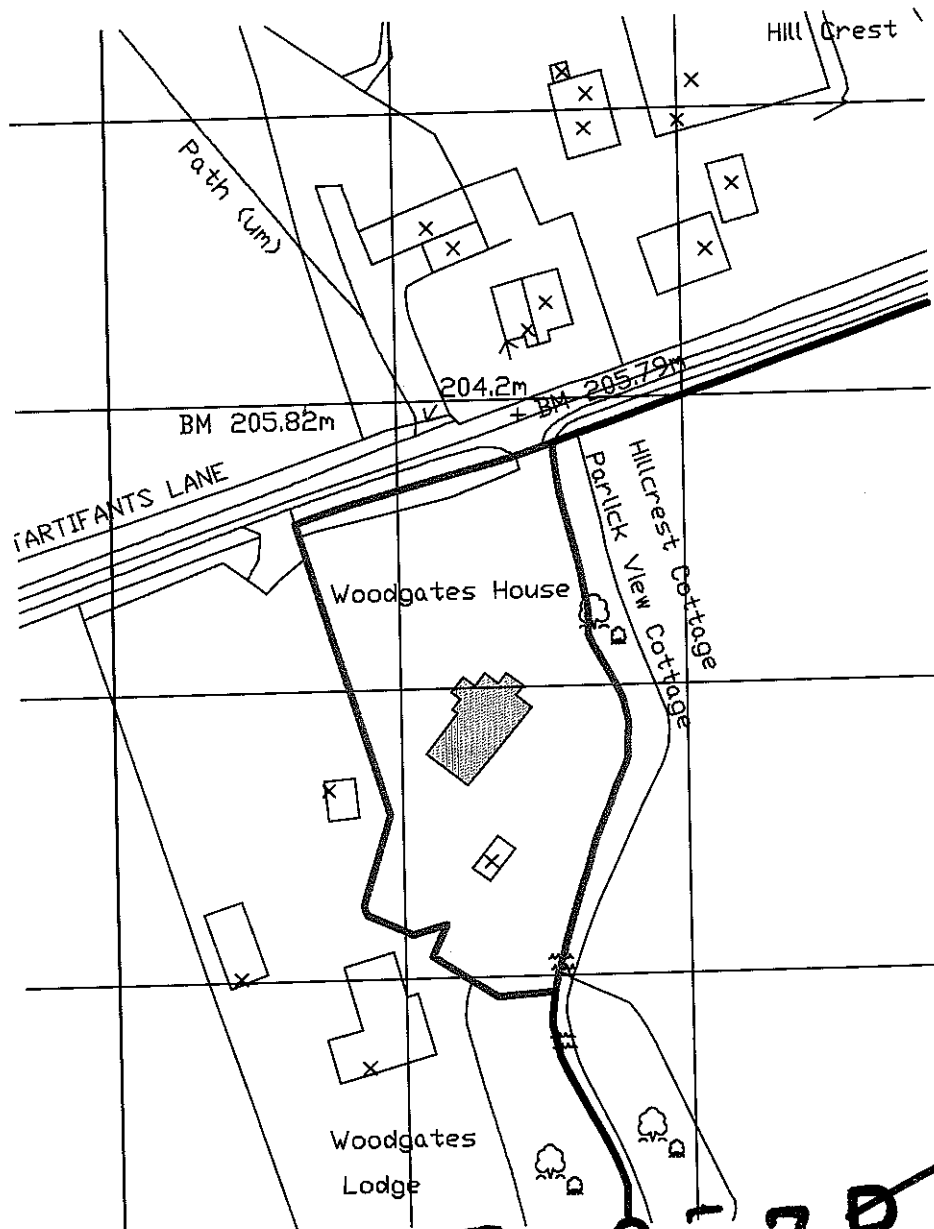
**Julie Cary MRTPI**

Graham Anthony Associates.com

GA1458

8/10/07

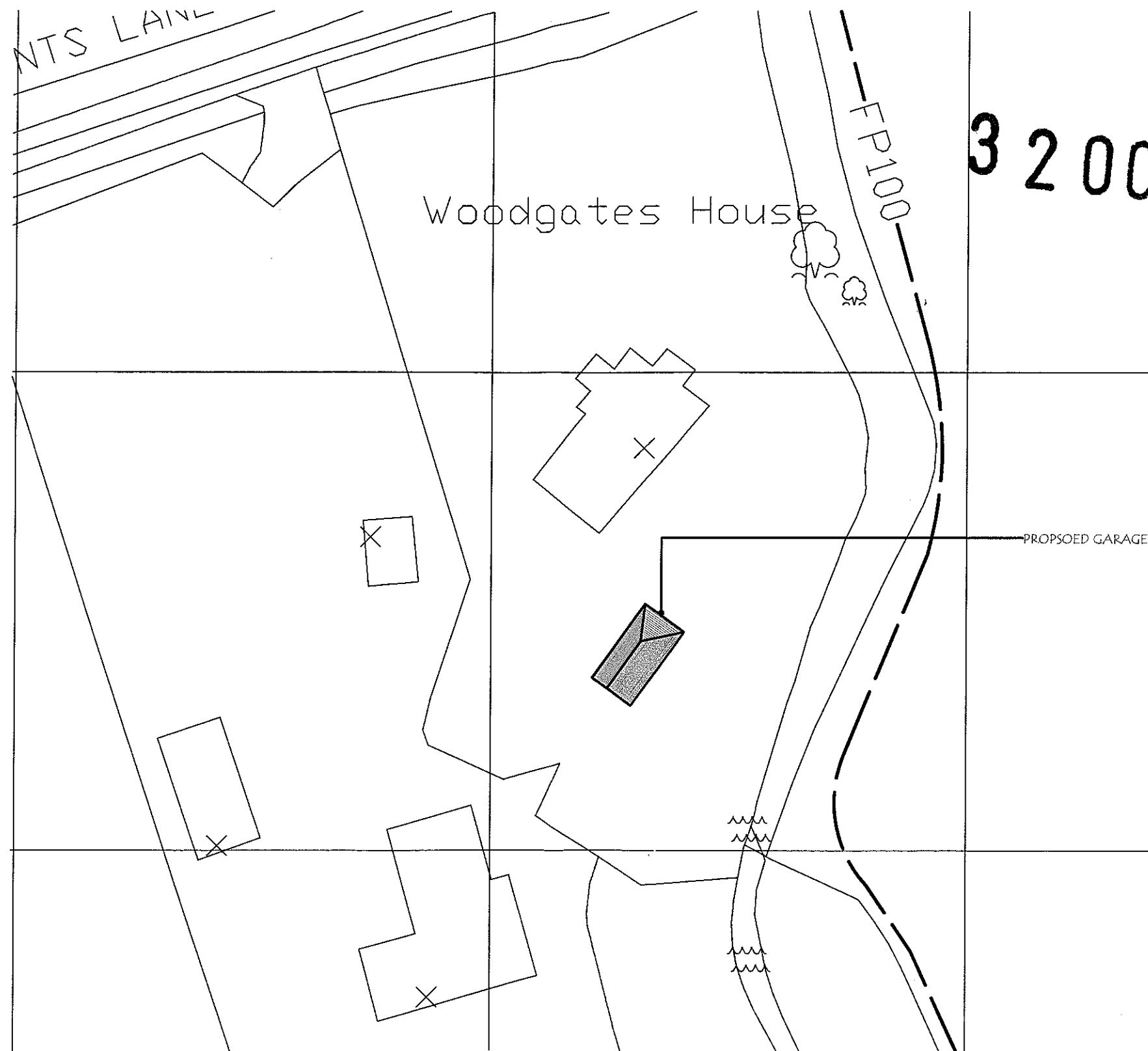
# LOCATION PLAN - WOODGATES HOUSE- CHIPPING PRESTON - PR3 2NP.



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GrahamAnthonyAssociates.com			
planning • building • design 01995 604514			
CLIENT			
MRS JANE PROCTER			
PROJECT / DRAWING TITLE			
LOCATION PLAN			
Drawn	Checked	Date	Scale
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DRAWING No.			
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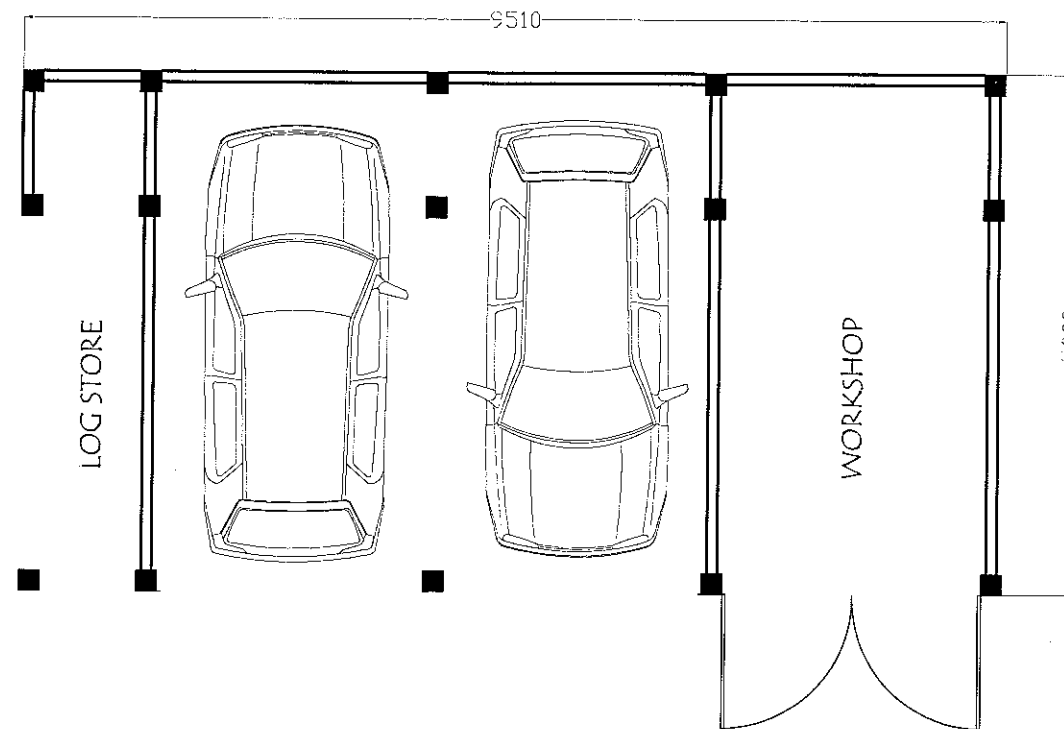
PROPOSED: SITE PLAN - AT WOODGATES HOUSE - STARTIFANTS LANE - CHIPPING - PRESTON  
FOR MRS JANE PROCTER



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planning • building • design 01995 604514			
CLIENT			
MRS JANE PROCTER			
PROJECT / DRAWING TITLE			
PROPOSED: SITE PLAN AT WOODGATES HOUSE			
Drawn	Checked	Date	Scale(s)
V.S.		Sept 2007	1:50/100
DRAWING No.		REV.	
GA1458 - SP			

PROPOSED: GARAGE - AT WOODGATES HOUSE - STARTIFANTS LANE - CHIPPING - PRESTON  
FOR MRS JANE PROCTER



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CLIENT			
MRS JANE PROCTER			
PROJECT / DRAWING TITLE			
PROPOSED - GARAGE AT WOODGATES HOUSE			
Drawn	Checked	Date	Scale(s)
V.S		SEPT 2007	1:50/100
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GA1458 - 1			