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## PLANNING STATEMENT

IN RESPECT OF:

A FULL PLANNING APPLICATION AND AN APPLICATION FOR  
LISTED BUILDING CONSENT FOR A DOMESTIC EXTENSION  
OVER AN EXISTING GARAGE TO PROVIDE BEDROOM  
ACCOMMODATION

AT

23 CHURCH STREET  
CLITHEROE  
BB7 2DD

**Prepared by:** Paul Fay for and on behalf of Gary Hoerty Associates  
**Our Ref:** Sta/441/2295/PF  
**Our Client:** Mr. N Starkie & Ms I Chenery  
**Date:** 18 October 2017



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
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## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates have been instructed, by Mr N Starkie and Ms I Chenery, to submit a householder planning application and an application for Listed Building Consent on their behalf for the construction of a first storey domestic extension above a garage at 23 Church Street, Clitheroe.
- 1.2 As the property is a Listed Building within a Conservation Area a separate Heritage Asset Statement (HAS) has also been submitted with the applications. We would request that the contents of both the submitted Statements are taken into account in the determination of the applications.
- 1.3 In this Planning Statement (as supported by the HAS) we will consider the applications against the relevant national and local planning guidance and policies. We will explain why we consider the proposal to comply with all relevant guidance and policies and why, therefore, planning permission and Listed Building Consent should both be granted.

## **2. THE APPLICATION SITE AND SURROUNDINGS**

- 2.1 23 Church Street is an attached property with associated garden areas. The property is of two storey construction with a detached single storey garage building. The roof of the entire property is clad in natural blue slates and the walls are of natural stone construction with a rough cast render finish. The windows are Timber sliding sash units set in stone surrounds. The main door is a Timber unit set in a stone surround with frieze.
- 2.2 No. 23 is attached, at the rear, to a building identified as 21 Church Street on the northern side of the Church Street. The subject property (along with No.21) is a Grade II Listed Building. It is also within a Conservation Area.
- 2.3 The property comprises two distinct parts. The main dwelling which is attached to No.21, the building fronting the main road, and the extension to the rear plus the garage which is attached. This is a later addition.
- 2.4 The property has a residential curtilage extending to the west of the building. There is a detached single storey garage building adjoining the northerly corner of the main dwelling. There is an existing conservatory attached to the westerly facing elevation of the building.

## **3. PLANNING HISTORY**

- 3.1 There is no recorded planning history for the property.

## **4. THE PROPOSED DEVELOPMENT**

- 4.1 The existing garage, which is proposed for development, is to the north of the dwelling. It is rectangular in form, with a length of 6.3 metres and a width of 3.4 metres, and has a pitched roof. It has a total floor area of approximately 22m<sup>2</sup> and has an eaves height of approximately 2.5m and a ridge height of approximately 3.5m. The garage is separated from the dwelling by an open passageway and has a connecting front wall approximately 220mm thick.
- 4.2 The proposal is the construction of first floor accommodation above this garage. This would have dimensions of 6.9 metres x 4.85 metres (approximate 30m<sup>2</sup>) and would be L-shaped, incorporating the passageway underneath.
- 4.3 This development would provide a master bedroom with rear balcony. The existing bedroom 2 would have a corridor incorporated for access to the new master bedroom. All proposed new openings will match the existing dwelling. The garage at ground floor would be retained as a garage and all existing openings will be retained.

## **5. PLANNING POLICY CONSIDERATIONS**

- 5.1 As this is a proposal for a relatively small extension to a dwelling, we do not consider it necessary or beneficial to examine the proposed development in relation to the majority of the guidance and advice contained in NPPF. As the property is a Listed Building in a Conservation Area, we will, however, of course, pay due regard to the advice in Section 12 – Conserving and enhancing the historic environment; and to the associated requirements of Core Strategy Policy DME4: Protecting Heritage Assets.

### **Listed Building/Conservation Considerations**

- 5.2 Paragraph 128 of NPPF requires applicants to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting. The paragraph explains that the level of detail should be proportionate to the importance of the asset. To comply with this advice a Heritage Asset Statement (HAS.) is submitted with the applications. This includes an appraisal of the heritage significance of 23 Church Street that has been carried out in accordance with “Conservation Principles, Policies and Guidance” (English Heritage, 2008). It also contains an assessment of the impact of the proposal on the heritage asset and concludes that “the heritage impacts have been assessed overall as low”.
- 5.3 We request that the LPA pays due regard to the contents and conclusions of the HAS in the determination of the applications, but we will now make further comments in this Planning Statement with regards to Listed Building/Conservation considerations.
- 5.4 The applications relate to the proposed extension to a Grade II Listed Building. Amongst other things, paragraph 132 of NPPF states:

*“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II Listed Building, park or garden should be exceptional.”*

5.5 Paragraph 134 states:

*“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”*

5.6 In the HAS it is stated that the northerly part of 23 Church Street, which is proposed for development, appears to be an addition to the original building, 21 Church Street. We consider that this reduces the importance of this part of 23 Church Street as a heritage asset to less than the importance of the rest of the building. We also consider that the proposal will lead to less than substantial harm to the asset for reasons explained below.

5.7 The proposal involves the construction of a first floor extension above an existing garage. This is to provide the homeowners with required bedroom accommodation for their family. The access to the proposed extension will require minimum disturbance to the building fabric as an existing bedroom will be partitioned to create a corridor and a new opening will be made to provide access. This would result in less than substantial harm such that permission/consent could be granted.

5.8 We consider that the proposed extension will blend seamlessly with the existing structure. All materials and finishes used will match the existing building and any proposed openings will be similar in scale and appearance to the existing provisions. The roofline will follow the existing roof and the proposed hipped roof is representative of the existing style of roof to all elements of the property. This will reduce any impact on the Listed Building due to its classic shape and design.

5.9 As such, we consider that the proposed extension would result in “less than substantial harm” to the heritage asset as very little historic fabric will be disturbed. The garage that is proposed to be extended is a later addition to the property this results in a reduction in its importance historically. The relatively minor nature of the extension will improve the living accommodation thereby enhancing, and securing for the future, the optimum viable use (as a dwelling) of this part of the Listed Building. The proposal, in our opinion, therefore satisfies the requirement of NPPF.

5.10 Of relevance to these current applications, Policy DME4 of the Core Strategy makes the following five points:

1. *"In considering development proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings."*
2. *"Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported."*
3. *"In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area."*
4. *"Alterations or extensions to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance or the heritage asset will not be supported."*
5. *"Any proposals involving the demolition or loss of important historic fabric from Listed Buildings will be refused unless it can be demonstrated that exceptional circumstances exist."*

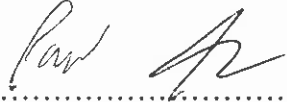
5.11 We will now comment on each of those points as follows:

1. For the reasons that we have given, we consider that the extension over the existing garage will lead to an overall enhancement of this Listed Building and its Conservation Area location. The proposed development is sympathetic with regard to existing materials and plan form and represents no increase in the buildings footprint.
2. The proposal will have a small and, in our opinion, negligible effect on views into the Conservation Area. The only vantage point that the existing building can be seen from is when stood on Church Street directly outside the property. The proposed development will also not affect any views across the existing site as due to the natural fall of the land away from Church Street, and surrounding trees and foliage, any significant view does not cross the site.
3. We consider that the proposal will enhance the appearance of this Listed Building which, itself, makes a positive contribution to the character and appearance of the Conservation Area. The proposed hipped roofline respects the existing roof style and retains character.

4. The proposal will not cause harm to the significance of the heritage asset. The extension will blend seamlessly with the existing building. There will be minimal disruption to the historic fabric.
5. There is no proposed demolition of the historic fabric of the Listed Building.
- 5.12 In our opinion, the proposal therefore satisfies all requirements of NPPF and the Core Strategy Policies relating to heritage/conservation considerations.
- 5.13 With regards to other considerations, the proposal will not have any detrimental effects upon ecology/wildlife, highway safety or the amenities of nearby residents such that the requirements of Policies DMG1 and DME3 are satisfied.

**6. SUMMARY AND CONCLUSION**

- 6.1 In this Statement and the Heritage Asset Statement we consider that we have demonstrated that the proposal would have no detrimental effects in relation to heritage/conservation considerations, or with regards to ecology/wildlife, highway safety or the amenities of nearby residents. The proposal therefore represents sustainable development that would comply with all the relevant Policies of the adopted Core Strategy.
- 6.2 The proposal, therefore, in our opinion, fully accords with the development plan. In accordance with the advice contained in paragraph 14 of NPPF we can therefore see no reason why the planning and Listed Building applications should not both be approved without delay, subject to appropriate conditions.

Signed..........Date.....26.10.2017.....  
Paul Fay BSc. (Hons)  
For and on behalf of Gary Hoerty Associates