



WOLFEN LODGE, FISH HOUSE LANE, CHIPPING, PR3 2GR

Demolition of existing conservatory and erection of a single storey rear extension.

PLANNING STATEMENT

December 2018



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APPENDIX A: APPROVED DRAWINGS FOR PLANNING APPLICATION REF. 3/74/1077/PB AND PHOTOS OF CONVERSION

/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr and Mrs Ballard ('the Applicant') to progress a full planning application for the demolition of the existing conservatory and the erection of a single storey rear extension ('proposed development') at Wolfen Lodge, Fish House Lane, Chipping, PR3 2GR ('application site').
- 1.2. This Planning Statement's purpose is to assess and conclude on the acceptability of the proposal in terms of relevant national and local planning policy, along with any material considerations. The planning application is made to Ribble Valley Borough Council ('the Local Planning Authority') as a full application and relates to the red edge application site boundary defined by the submitted Location Plan.
- 1.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted. In addition, the statement will seek to demonstrate that there are no technical reasons which could hinder the grant of planning permission.
- 1.4. This statement should be read in conjunction with the submitted application package, which includes the following documents: -
 - 1 APP form, relevant certificates and notices;
 - Bat Survey and Method Statement
 - Drawn information: -
 - Existing Plans (ref. 3074_001);
 - Proposed Elevations and Plans (ref. 3074_002, 3074_003);
 - Proposed Site Plan and Location Plan (ref. 3074_003);

- Existing Block Plan (ref. 3074_004);
 - Planning Statement (this document);
 - Heritage Statement.
- 1.5. The aforementioned documentation reflects the validation requirements of Ribble Valley Borough Council.
- 1.6. The remainder of this report is structured as follows: -
- Section 2 - Site Description;
 - Section 3 - Proposed Development;
 - Section 4 - Planning Policy Assessment;
 - Section 5 - Material considerations;
 - Section 6 - Conclusions.

/2 SITE DESCRIPTION

- 2.1. The application site, which extends to approximately 0.6 hectares in size, is located to the north west of Fish House Lane. It is approximately 1km to the north west of Chipping and 10km north of Longridge. The site currently comprises of a dwelling which was approved for conversion from a barn in 1973 (planning application ref. 3/74/1077/PB). The dwelling is set within a large residential curtilage, seating area and pond to the rear of the dwelling. To the south lies buildings associated with Wolfen Mill. Some of these remain in use, whilst others are currently redundant. The site is surrounded to the north, west and east by agricultural land. To the east of the site is Chipping Brook which runs in a north to south direction.
- 2.2. The application site is located on land associated with Wolfen Lodge. The site is currently accessed via a driveway directly off Fish House Lane which serves The Wolfen Mill Estate, Wolfen Mill House, Courtyard Cottage, Wolfen Lodge and leads to Wolfen Hall. Fish House Lane leads to Chipping which is 1km to the south east of the site.
- 2.3. A location plan showing the site within its wider setting is provided with the supporting documents. For an aerial image of the site within its closer setting please see Figure 1 below.



Figure 1: Aerial image showing the location of the site (not to scale) (Source: Google Earth)

- 2.4. There is a public right of way which runs along the eastern boundary of the site (3-12-FP 110). There are no listed buildings within the site, the nearest listed building is located 0.7km to the north west, Wolfen Hall Grade II listed. The site is located within the Forest of Bowland Area of Outstanding Natural Beauty, and by reference to the Environment Agency's flood risk map, the site does not fall within an area subject to flooding.

Relevant Planning History

- 2.5. A search of Ribble Valley Borough Council's planning register has been carried out to understand the planning history relevant to the site and the proposed development.

Applications on Ribble Valley Borough Council's public access system which are relevant to the proposal at hand are:

- **Application Ref. 3/74/1077/PB.** Conversion of Barn to Dwellings. Approved 1974 (see Appendix A for original approved plans, including photos of the conversion).
- **Application Ref. 3/2003/0988.** Extensive Refurbishment Including Extension to Contain Garden Room. Approved 23/12/2003;
- **Application Ref. 3/2009/0413.** Two Storey Extension to East Elevation of Property. Refused 15/07/2009;
- **Application Ref. 3/2015/0245.** Proposed Side Extension. Refused 20/05/2015.

Pre-Application Advice

- 2.6. Pre-application advice was sought from the Council in 2018, with a meeting taking place in September 2018. A formal written response was provided by Adrian Dowd on 1st October 2018. The pre-application design and request included a rear and side extension, along with alterations to the existing dwelling. It sought to respond positively to previous reasons for refusal in relation to extending the property.
- 2.7. The pre-application advice stated the principle of removing the incongruous existing glazed structure and replacement with a deferential extension respecting the significant of historic footprint, scale and significance is likely to be acceptable.
- 2.8. However, the feedback also concluded that the draft proposals identified a substantial, dominating and overtly domestic extension which obscured indicative historic features and would result in the loss of the barn's west wall.
- 2.9. The proposal forming part of this application looks to respond to some of the matters raised, and now solely involves a rear extension with an inset on the northern part of the proposal to retain the additional parts of the existing rear wall. However, as is clear

from the work that has taken place historically at the property – much of the original property has been lost. This is evidenced in Appendix A of this document, along with the assessment within the submitted Heritage Statement.

/3 PROPOSED DEVELOPMENT

- 3.1. The application proposes the demolition of the existing rear conservatory, and the erection of a single storey rear extension at Wolfen Lodge. The application is submitted in full, the layout is illustrated on the submitted site plan (ref. 3074_002).
- 3.2. The rear extension is proposed to be single storey and will provide a larger lounge and sitting area. The scheme has been amended since the pre-application stage, with the side extension removed to maintain as much of the barn as possible and reduce the footprint of the development. Similarly, it will allow for as much of the existing wall to be retained as possible, though, as illustrated in the submitted photos and provided Heritage Statement, much of the wall is not the original given the previous planning approvals and works that have taken place at the property.
- 3.3. The existing porch will be altered through the removal of an existing wall however, these works are not considered to constitute development, and planning permission is not sought as part of this planning submission.

/4 PLANNING POLICY ASSESSMENT

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that: *"where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise"*.
- 4.2. The Development Plan for the application site comprises of the Ribble Valley Borough Council Core Strategy 2008-2028 and proposals map (1998). Key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (NPPF) and any local supplementary planning guidance documents considered relevant to the proposal.

Development Plan

Ribble Valley Borough Council Core Strategy 2008-2028

- 4.3. The policies considered relevant to the determination of the application are:
- Key Statement DS2: Sustainable Development;
 - Key Statement EN2: Landscape;
 - Key Statement EN5: Heritage Assets;
 - Policy DMG1: General Considerations;
 - Policy DMG2: Strategic Considerations;
 - Policy DME2: Landscape and Townscape Protection;
 - Policy DME4: Protecting Heritage Assets;
 - Policy DMH5: Residential and Curtilage Extensions.

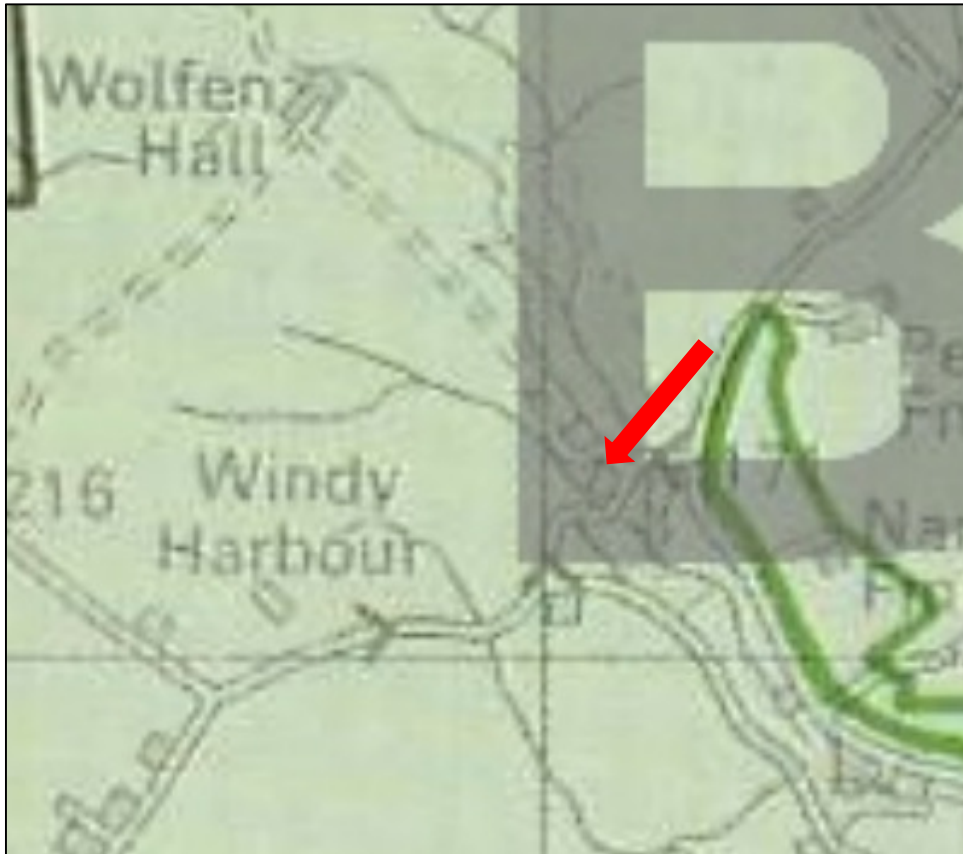


Figure 2: Excerpt from the Ribble Valley Borough Council Proposal Map

- 4.4. **Key Statement DS2** looks to mirror Paragraph 11 of the NPPF which details the sustainable development principles that seeks to guide both authorities and developers. Further to that, it places emphasis on the Council to develop proactive relationships with applicants to ensure where possible applications are approved unless material considerations indicate otherwise. The proposal at hand is well considered and is respectful to the surrounding vernacular and as such, it is not thought to generate any adverse impacts.
- 4.5. **Key Statement EN2** states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials. The proposal seeks to improve the setting of the property whilst at

the same time ensuring the natural scenic beauty of the AONB is preserved and enhanced. Collectively it is considered the proposal can find support through Key Statement EN2. In terms of visibility, the rear extension is not visible from public viewpoints within the AONB, given the existing screening and the topography.

4.6. **Policy DME2:** Landscape and Townscape protection states that proposals which induce significant harm to important landscape features will not be supported. Effort has been made to ensure disruption to existing features is minimal and the development sits well within the existing setting.

4.7. **Key Statement EN5 and Policy DME4** together seek to protect, conserve and enhance the Borough's heritage assets, are also considered relevant as the site is considered by the Council to be a non-designated heritage asset. Therefore, in order to assist the Council's understanding of the proposals in the context of the site's heritage constraints, a Heritage Statement has been produced and is submitted with this application. The Heritage Statement states concludes:

'This heritage statement explores the likely impact of proposed alterations to Wolfen Lodge upon the heritage significance of the building. The overall findings of the statement are that, whereas RVBC consider the building worthy of non-designated heritage asset status, Wolfen Lodge is a much altered, substantially rebuilt and converted former agricultural barn which now possesses a well-defined domestic character (including conservatory and porch additions and numerous domestic window insertions) and retains minimal interpretable evidence of its original use. As such, the building has very limited heritage significance, whilst the proposed changes to it (including replacement of the conservatory with a structure that more readily resembles a typical C19th shippon addition in scale and form) promise an overall improvement in terms of respecting the character of the original building without causing any harm.'

4.8. In this regard the proposal is considered to find compliance with the Council's heritage planning policies.

4.9. **Policy DMG1** sets out the general considerations which assists with ensuring that development proposals are inline with numerous broad considerations by providing a series of overarching themes regarding the quality of developments.

- Design;
- Access;
- Amenity;
- Environment;
- Infrastructure;
- Other.

4.10. The plans submitted with this planning application demonstrate how the design has been well considered and of a high standard that both provides a quality addition to the area whilst being reflective and sympathetic to the local character and AONB designation. This policy is central to this design proposal, and was central to the discussions that took place during the pre-application process in arriving at the proposal submitted as part of this application.

4.11. **Policy DMG2** outlines further strategic considerations. In protecting the AONB it states that the Council will have regard to the economic and social well-being of the area. It states new development should be in keeping with the character of the landscape and acknowledge the special qualities of the AONB. The principle of developing the site is considered to be largely supported by the policy, furthermore the design is well considered meeting the tests set by the policy.

4.12. **Policy DMH5** states that *'proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located'*. The remaining aspect of the policy relates to the extension associated with accommodation for elderly or dependent relatives, and extensions of curtilage. It is considered that the proposal can be found consistent with the thrust of the policy.

Summary

4.13. The main considerations of the proposals relate to its nature as development within the Forest of Bowland Area of Outstanding Natural Beauty and Heritage Asset. In all of these respects the above section has served to demonstrate that the proposal can be considered acceptable by virtue its compliance with Key Statement EN2, EN5, Policy DME4 and DMH5 of the Core Strategy.

/5 MATERIAL CONSIDERATIONS

National Planning Policy Framework (NPPF)

- 5.1. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2. The NPPF sets out Government planning policies for England and how these are expected to be applied. The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development (Paragraph 11) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are any adverse impacts that would significantly and demonstrably outweigh the benefits. The NPPF also strongly supports economic and housing development.
- 5.3. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:
- *a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - *b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*

- *c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

- 5.4. In terms of economic benefits, the construction of the proposal would offer the opportunity to provide support for existing businesses and suppliers in the area during construction, contributing to the local economy.
- 5.5. The social aspect of sustainability is met, in that the proposal will result in the creation of a high-quality environment and comprises a compatible use in keeping with the existing development.
- 5.6. Turning to the environmental aspect of sustainability, the site is not subject to any statutory ecological designations, Tree Preservation Orders or protected species. It is not within an area at risk of flooding as defined by the Environment Agency. Whilst the site is regarded as a non-designated heritage asset, within the Forest of Bowland Area of Outstanding Natural Beauty, as discussed in above, the proposed development is in accordance with the Development Plan and no significant adverse environmental impacts which arise from the proposed development.

Summary

- 5.7. The Development Plan for the site comprises of the Ribble Valley Borough Council Core Strategy 2008-2028 and proposals map (1998). Additionally, key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (NPPF). The preceding assessment discussed the proposed development in the context of the Council's planning policy. It is considered that the development is consistent with the policies within the Development Plan and constitutes sustainable development as sought by the NPPF.

/6 CONCLUSIONS

- 6.1. PWA Planning is retained by Mr. and Mrs. Ballard to progress a full planning application for the demolition of the existing conservatory and the erection of a rear single storey extension at Wolfen Lodge, Fish House Lane, Chipping, PR3 2GR.
- 6.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 places a requirement upon Authorities when determining planning applications to do so in accordance with the adopted Development Plan unless material considerations indicate otherwise.
- 6.3. This statement has set out the planning policy relevant to the determination of the planning application and has assessed the proposed development in this context. Section 5 of the statement discusses the planning policy context, and it is concluded that the proposed development is in overall compliance with the relevant policies of the Development Plan.
- 6.4. The scheme is supported by the necessary technical reports and other evidence which clearly demonstrate that there would be no harmful impacts resulting from the proposed development and hence no reason that planning permission ought not to be granted.
- 6.5. For the reasons identified within this statement, it is considered that detailed planning permission for the development should be granted and the application is commended to the authority.

APPENDIX A: APPROVED DRAWINGS FOR PLANNING APPLICATION REF. 3/74/1077/PB AND PHOTOS OF CONVERSION

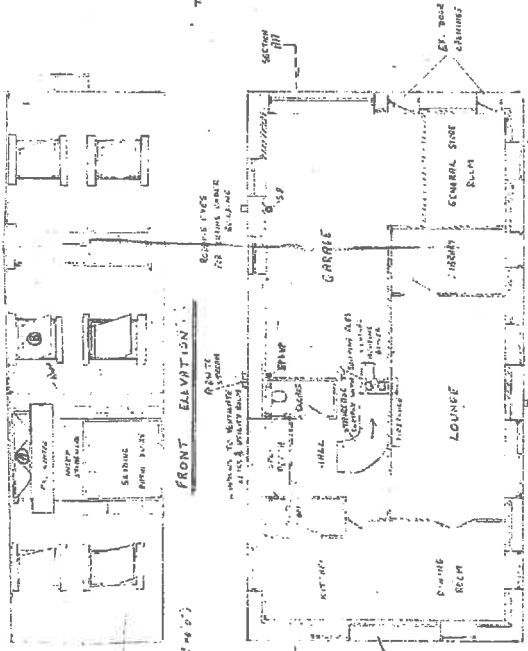
PROPOSED BARN CONVERSION

N. WOLFEN MILL, CHIPPING

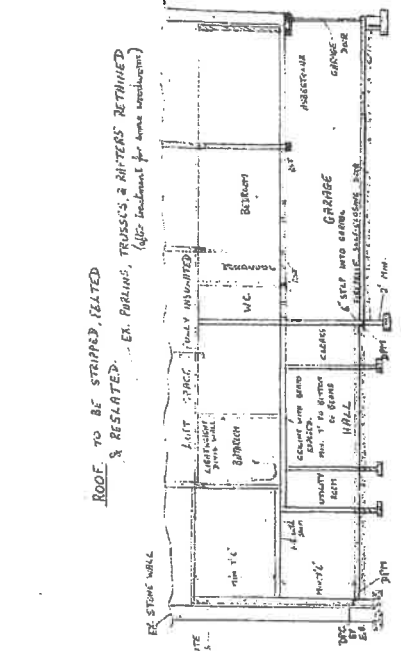
PLANS FOR B HUGGON FEB 1974

SCALE 8 FEET TO 1 INCH
 HINDR REVISIONS FEB 1974

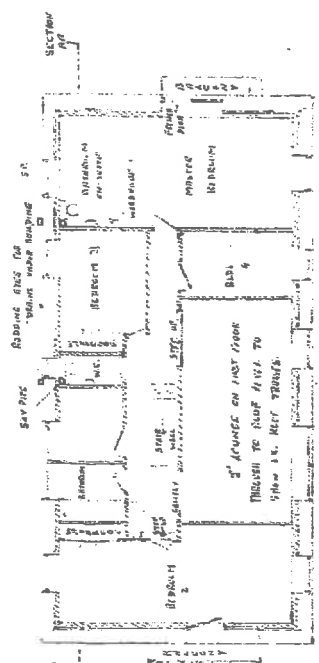
- NOTES
- 1. EXISTING FLOOR REFINISHED BY STONE LAMINATE SYSTEM
 - 2. ALL WINDOWS & DOORS TO BE REFINISHED
 - 3. WINDOWS SMALLER THAN EXISTING (ALL 3' x 6") (ALL REDUCED IN WIDTH BY 3")
 - 4. WINDOWS SET IN 3"
 - 5. R.A.B. ARE RESPONSIBLE FOR WORKING OUT FOR 2 LAMINATE AREA



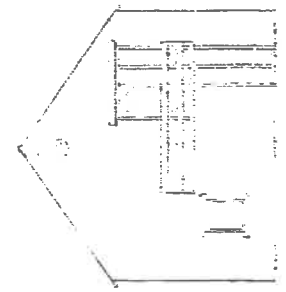
GROUND PLAN



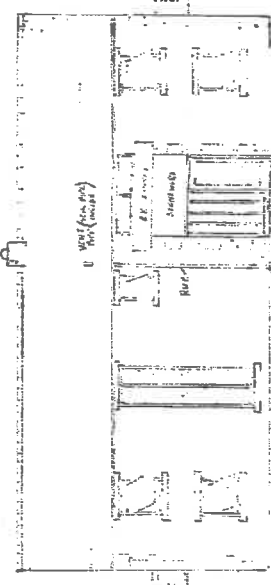
SECTION AA



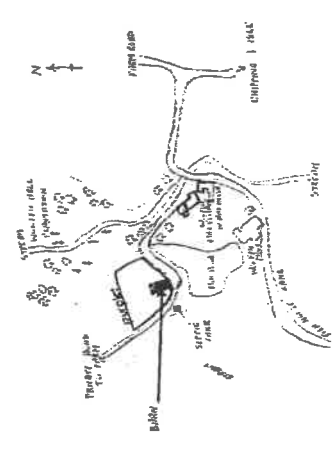
FIRST FLOOR PLAN



SIDE ELEVATION



REAR ELEVATION



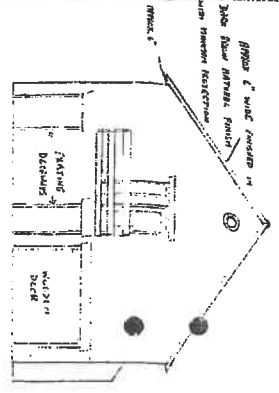
BLOCK PLAN SP 4044 & 4144 SCALE 1:1500

3/24/1977/PB

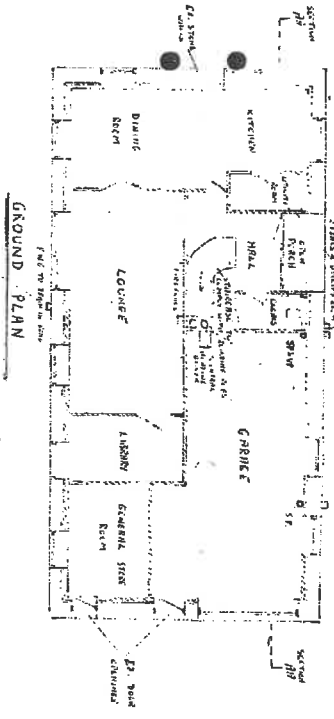
PROPOSED BARN CONVERSION
 N. WOLFEN MILL, CHIPPING



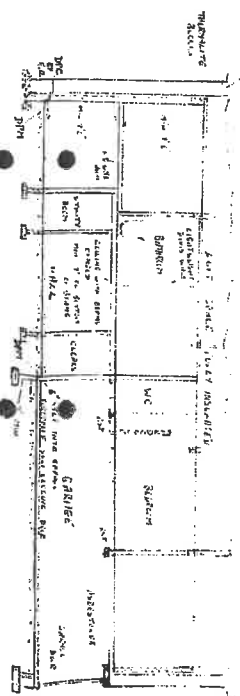
FRONT ELEVATION



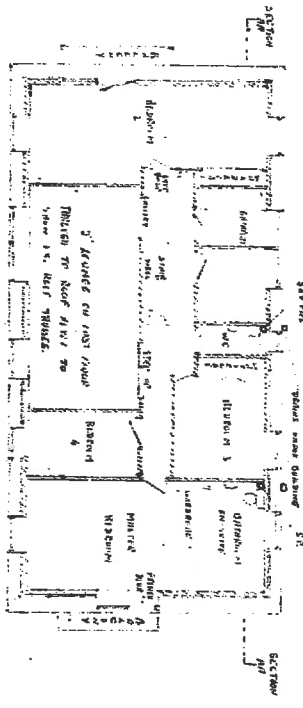
END ELEVATION



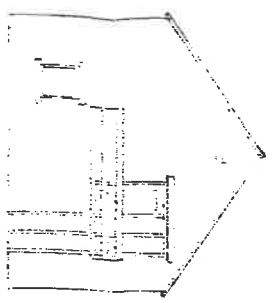
GROUND PLAN



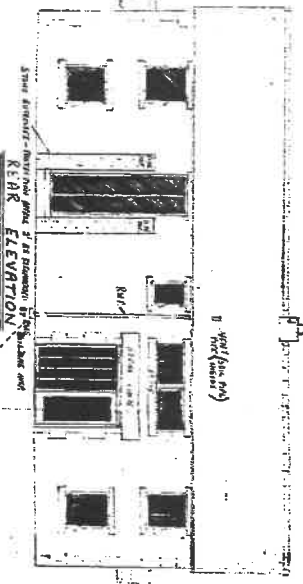
SECTION AB



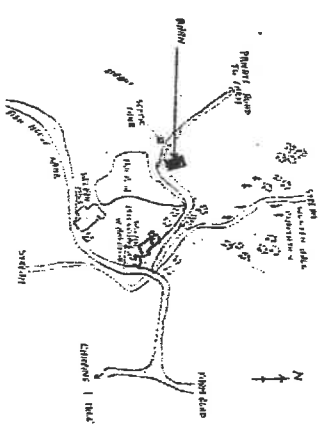
FIRST FLOOR PLAN



SIDE ELEVATION



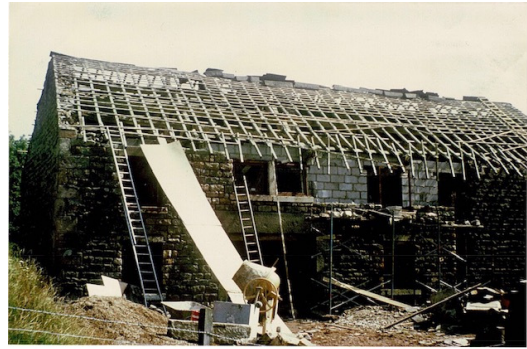
REAR ELEVATION



BLOCK PLAN SD 6064 & 6144 SCALE 1:1250

AMENDED
 PLANS.
 RECEIVED - 3 MAR 1975

3/74 | 1077 | P B





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