

**DESIGN AND HERITAGE STATEMENT OF SIGNIFICANCE REGARDING
THE CHANGE OF USE FROM A DETACHED ANCILLARY BUILDING TO A HOLIDAY
LET WITH FULL DISABLED ACCESS**

AT

THE REAR OF 23 PENDLETON ROAD WISWELL CLITHEROE BB7 9DD

INTRODUCTION

This heritage statement has been produced to support proposals for an application for change of use for this ancillary building.

The building does not form a designated heritage asset, but lies within the Wiswell Conservation Area. This statement is provided to enable the planning authority to consider the potential impact of the proposed change of use.

The property has no significant architectural value to its setting.

DEVELOPMENT PROPOSALS

The ancillary building is situated near the north-east corner of the hamlet of Wiswell, however, away from the village centre and out of view of any building/structure of significance or interest.

The owners are seeking consent for the change of use to provide a holiday let which will accommodate families, groups and single visitors, including those with disabilities.

BUSINESS CASE

The site is considered to be an ideal location for holiday let use given the surrounding attractive landscape and the close proximity to local towns and villages of interest, visitor attractions and opportunities for a wide range of country pursuits.

With close proximity to Clitheroe, it will be possible for visitors to walk into the village centre and enjoy existing services at the pub/restaurant and a short walk to the village of Whalley to enjoy a large selection of bars, shops and restaurants.

The holiday let will be marketed through specialist companies which are primarily aimed at visitors wanting to explore the treasures, fabulous landscape of the Forest of Bowland, Yorkshire Dales, Pendle Witch Trail and many historic houses, places of interest and the vibrant market town of Clitheroe.

'Visitors are flocking to Ribble Valley, according to new national figures.

Ribble Valley now attracts nearly 4million annual visitors, an increase of 6.3 per cent, who spend around £120million between them, the Marketing Lancashire figures show.

Ribble Valley Borough Council leader Ken Hind said: "Tourism is a key part of our

economic strategy and we recognise its potential for growth.

"Our challenge is to develop the visitor economy, while ensuring it does not detract from the beauty of the area, or adversely affect the local community.

"This is why we are implementing a strategy that targets key markets, such as food and drink, walking and weddings."

Ribble Valley is one of the UK's premier food destinations, dubbed 'the Dordogne of the UK', while Clitheroe hosts an annual food festival that attracts tens of thousands of visitors." ' www.ribblevalley.gov.uk/news/article/947

The proposed change of use will also provide local employment by means of cleaning and gardening services being commissioned on a weekly basis.

HISTORICAL BACKGROUND

The building was constructed just over two years ago under the use of permitted development rights. It has been used for storage and used for incidental purposes to the main cottage. Council tax, home insurance and utilities have been paid for both the main dwelling and outbuilding.

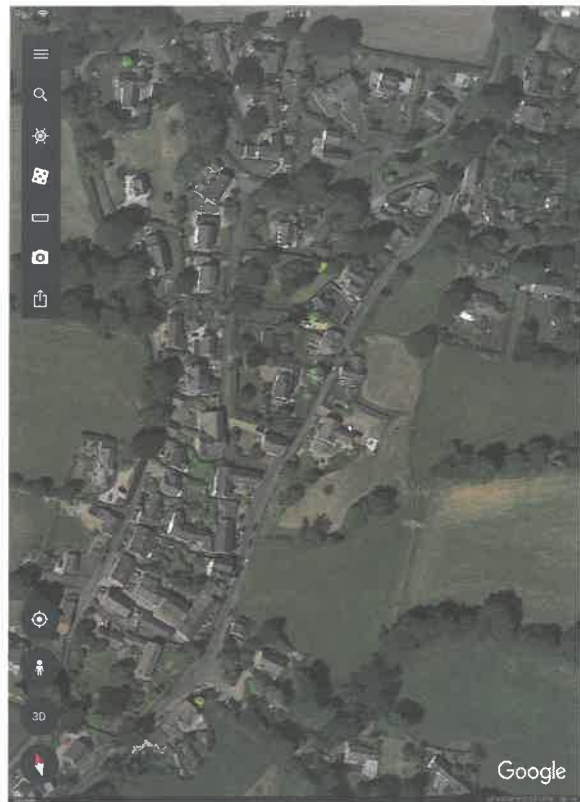
HERITAGE DESIGNATIONS

The Wiswell Conservation Area was designated in 1972 and according to the planning authority's current Appraisal 1, its special interest derives from:

- Its rural setting with green fields and woodland that come right into the heart of the village,
- Its many brooks and bank-side woods,
- The sunken lanes that thread the village, passing between stone walls or bank and field hedges,
- The numerous 19th century farm buildings as evidence of the agrarian history of the village,
- The historic interest of the village plan, with its 'folds' or rectangular enclosures lined with rows of cottages,
- Its buildings (listed and unlisted) of character and architectural interest,
- The homogeneity of the built environment, deriving from the use of locally quarried sandstone for the majority of the houses and their boundary walls,
- Its tranquillity and biodiversity.

DESCRIPTION OF THE BUILDING AND ITS SETTING

SETTING



BUILDING

The building was constructed over two years ago. It is a single-storey building constructed of stone-faced block walls to the front and rear and rendered block to side elevations. The roof is of natural slate. It also benefits from an attached garage.

The building has been overseen by Ribble Valley Building Control and meets all legal specification for habitable purposes. No further external structural or modification works will need to be made.

VEHICULAR ACCESS

The building is accessed by a privately shared drive from Pendleton Road (Shared with 23, Pendleton Road, [The applicant is the owner of the driveway and 23, Pendleton Road]) which already benefits from planning permission. Within the boundary of the development is a turn-around point. This provides maximum safety for both entry and exit for vehicles and pedestrians onto Pendleton Road. There is also parking for six vehicles.

The proposed change of use will be accessed by means of a shared driveway as detailed on the plans.

INTERNAL SPECIFICATION

Two en-suite bedrooms, one lounge, dining kitchen, lockable study/linen room, utility/boot

room and garage/bike storage.

STATEMENT OF HERITAGE SIGNIFICANCE

Not applicable

SUMMARY OF IMPACT OF THE PROPOSED CHANGE OF USE

As mentioned above, this development has already been completed externally, leaving only internal configuration to be undertaken.

Groundworks are almost completed and awaiting for warmer weather to lay down a formal surface and remove the boundary wall to open the driveway. (Planning already approved for this work.) - It must be mentioned that the surfacing and removal of wall should have no bearing on this application as permission has already been granted. NO HARM OR IMPACT CAUSED BY THIS APPLICATION.

The boundaries within the site benefit from having been planted with laurels at a minimum of 1.5 metres in height, to further enhance the privacy of neighbouring properties. NO HARM OR IMPACT CAUSED BY THIS APPLICATION.

Due to the fact that the building is already in situ, the protection, conservation and enhancement of the landscape and character of the area will not be affected through the re-use of an existing building.

The change of use is in line with Ribble Valley Core Strategy Policies.

BENEFITS FROM CHANGE OF USE

- The change of use will provide off-road parking and a turn-around point to promote safe access and egress – parking in Wiswell village is a big problem as mentioned by the Parish Council on virtually every application submitted for the village and therefore, this change of use will lighten the parking issues. The applicant acknowledges that the Parish Council have growing concerns regarding the above and has worked with planning advisers to alleviate such concerns.
- The neighbouring property will benefit from a visually attractive roadside outlook.
- The accommodation will cater for families, groups, couple or single person who requires ground-floor disabled access holiday accommodation.
- The development benefits from private rear gardens with no access onto Back Lane, thereby not disturbing the wild life corridor along the hedges, protecting the privacy of those neighbours who live on Back Lane.

