


**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2020/0947	 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	12/11/20	
<b>Officer:</b>	RB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>APPROVAL</b>

<b>Development Description:</b>	Regularisation of partial demolition of existing garden wall to form new vehicle access to allow entry from site in a forward gear
<b>Site Address/Location:</b>	Crabtree Cottage, Back Lane, Wiswell, BB7 9BU

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Parish Council welcome the application as they consider it will improve highway safety.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways</b>	Commented on the application for full planning permission (3/2020/0839) that the development will improve highway safety but should be completed by an approved contractor.
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations have been received in respect of the proposed development.	

<b>RELEVANT POLICIES:</b>
Planning (Listed Buildings and Conservation Areas) Act 1990  Ribble Valley Core Strategy: Key Statement EN5– Heritage Assets Policy DMG1– General Considerations Policy DME4– Protecting Heritage Assets  National Planning Policy Framework
<b>Relevant Planning History:</b>
3/2020/0839 - Proposed partial demolition of existing garden wall to form new vehicle access to allow entry and exit from site in a forward gear-Undecided.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>
The application site is a detached residential dwelling located on the junction of Back Lane and Cunliffe Lane within Wiswell. The application site falls within Wiswell Designated Conservation Area and the dwelling is a grade II listed building.  The list description identifies:  House, late C17, altered. Pebble dashed rubble with slate roof. 2 storeys, 4 bays, the 4th bay converted from a stable.

**Proposed Development for which consent is sought:**

Listed Building Consent is sought for the regularisation of the works already completed on site. The works relate to the partial demolition of the existing garden wall to form a second vehicular access. The works involved the removal of the existing pedestrian access and the removal of one stone jamb that was re sited following the partial demolition of the stone wall to create the new widened access that measuring 3.7m in width. A new gate has also been erected.

**Impact on the special architectural and historic interest and setting of the listed building, setting of listed buildings and the character and appearance of Whalley Conservation Area:**

Paragraph 196 of the NPPF states that *'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 where appropriate securing its optimum viable use'*

The development has not resulted in any loss or change to the original features of the property as the garden wall does not appear to be the original wall as the stonework is different to the house suggesting it was constructed at a different period. The walling has been completed using traditional lime mortar and a timber gate has been installed matching the gate on the other access. Therefore, it is considered that the demolition of the existing garden wall to form a new vehicular access has had less than substantial harm to the significance of the listed building. In accordance with Paragraph 196 of the NPPF an assessment has to be made as to whether the public benefits of the development outweigh the harm.

Detailed within the applicant's heritage statement the requirement for the site to have a second access is to allow the occupants to have an improved access and egress to the site. The development site is located at the corner of the junction of Back Lane and Cunliffe Lane it means that the occupiers of the property have to reverse from the driveway on to the highway. The creation of the second access has allowed the occupiers to leave the site in a forward gear improving safety for the occupiers of Crabtree Cottage and other road users. LCC highways have confirmed within their comments on the application for planning permission that they have no objection to the development and that it will improve highway safety. With this in mind it is considered that the public benefits of the proposal outweigh the harm to the building and as such it is considered that listed building consent should be granted.

Along side the works to the access the application proposes to install new raised bed planters. It is considered that these planters will not harm the significance of the heritage asset and are therefore considered acceptable.

**Observations/Consideration of Matters Raised/Conclusion:**

In giving considerable importance and weight to the duties at section 16 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and in giving weight to (NPPF paragraph 192) and in consideration to Key Statement EN5 and Policies DME4 and DMG1 of the Ribble Valley Core Strategy, I would recommend that listed building consent be granted.

**RECOMMENDATION:**

That listed building consent be granted.