



Thorneyholme Hall, Dunsop Bridge Lancashire, BB7 3BB.

Proposed Outbuilding Ancillary to Existing Dwellinghouse (Retrospective)

PLANNING STATEMENT

May 2021



PWA Planning is a trading name of Paul Walton Associates Ltd.
Registered in England and Wales no. 8605706. Registered Address:
316 Blackpool Road, Fulwood, Preston PR2 3AE

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk

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Primary Author:	Joe Davis	Initialled:	JD
Contributor:		Initialled:	
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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Michael Reilly ('the Applicant') to progress a planning application for a proposed outbuilding ancillary to the existing dwellinghouse ('the proposed development') at Thorneyholme Hall, Dunsop Bridge Lancashire, BB7 3BB. ('application site'). 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 (ref. 1178-PL-01A – Location Plan).

- 1.2. 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. The 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.

- 1.3. This statement should be read in conjunction with the submitted application package, which includes the following documents: -
 - 1 APP form, relevant certificates and notices;
 - Drawn information: -
 - Location Plan (ref. 1178-PL-01A);
 - Proposed Site Plan (ref. 1178-PL-22F);
 - Proposed Elevations and Floor Plan (ref. 1178-PL-23E);
 - Planning Statement (this document);
 - Lighting Assessment;
 - Flood Risk Assessment; and
 - Tree Survey.

/2 SITE DESCRIPTION

- 2.1. The application site comprises of Thorneyholme Hall which was formerly a hotel premises and spa/leisure facilities before the subsequent conversion of the property to a private dwelling, its current lawful use. The application site lies outside of the defined settlement of Dunsop Bridge, though is bound by further residential development to the east. Additionally, the site falls within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
- 2.2. The Hall's associated curtilage is made up of a garden area which immediately adjoins the dwelling to the east and south. Beyond this is a car park which was formally occupied by a ménage. The site is fairly flat and benefits from a number of mature trees on the edge of the curtilage, namely to the east, this will help filter views from public vantage points. The site where the proposed outbuilding is located was formally occupied by a garage associated with the property. The river Hodder is situated to the north, with the wider surrounding area consisting largely of agricultural land and private dwellings, land use types synonymous with its rural location.
- 2.3. A Location Plan showing the site within its wider setting is provided with the supporting documents (drawing ref: 1178-PL-01A). Additionally, see Figure 1 below for an aerial image of the Site in its closer setting:



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

- 2.4. The site lies within a rural location but does benefit from direct access to the local road network which links the site to Dunsop Bridge and wider transport routes and other larger settlements. Clitheroe is the closest larger settlement and is less than 10 miles away. From the site, access can be gained to a number of Public Rights of Way allowing for access to the wider area. Dunsop Bridge is a rural village where a number of local services are available.
- 2.5. The site is within an area identified by the Environment Agency's flood risk map as being subject to flooding. The majority of the site falls within Flood Zone 3 with a minor portion being detailed as Flood Zone 2. However, as part of a previous application submitted to the Council, it was successfully demonstrated that the entire site is in fact Flood Zone 2.
- 2.6. The online record suggests there are 2 known Tree Preservation Orders (references 124 and 77) within close proximity to Thorneyholme Hall, the site also lies within the Forest of Bowland AONB.

/3 PROPOSED DEVELOPMENT

- 3.1. The application proposes an outbuilding ancillary to the existing dwellinghouse Thorneyholme Hall. The application is submitted as a retrospective application.
- 3.2. The proposed outbuilding occupies the location of the former garage located to the east of the dwellinghouse. The outbuilding is L shaped and of single-story construction, with the primary entrance to the site taken from the frontal western elevation. The elevations are to be finished with timber boarding, with slate to the roof. Decking is also proposed around the south and east elevations of the outbuilding.
- 3.3. The internal arrangements of the building include an entrance way, W.C., store and large room for use as a gym/games room. The outbuilding will be utilised as ancillary space to the dwelling at Thorneyholme Hall.
- 3.4. The proposals occupy a comparable footprint and are of a similar design to the previously approved detached cookery school on site which formed part of planning application 3/2017/0408, approved in August 2017. Whilst the constructed building is not in accordance with the plans approved as part of that application, the consent established the principle of a building on this part of the site, being of a comparable design and scale to the proposals presented here. The cookery school is no longer being pursued on site given the changing economic climate brought on by the COVID-19 pandemic.
- 3.5. Access to the site is to be maintained via the existing driveway associated with Thorneyholme Hall.
- 3.6. As per the previous cookery school application, the proposal looks to establish a new area of parking to the rear of the property in place of the existing ménage. Although the car park was not built-in accordance with the approved plans, this location was adjudged as acceptable previously and as such remains a logical location for such provision. Lighting bollards have also been installed along the driveway connecting to the car park, which have been assessed by the supporting Lighting Assessment. The applicant

therefore seeks to formalise the car parking and associated lighting as part of this application.

/4 PLANNING HISTORY

- 4.1. A planning history search has been undertaken on Ribble Valley Borough Council's planning register to understand the history associated with the site.
- 4.2. As noted within the previous chapter, a planning application has previously been approved on site for a cookery school of comparable design and scale to the ancillary building proposed in this submission under application reference 3/2017/0408. The planning application related to the change of use of Thorneyholme Hall for accommodation associated with the cookery school. The application was approved on 22nd August 2018.
- 4.3. In addition, the following planning applications have been made relating to the site:
- **Planning Application 3/1997/0427** – This change of use application signifies when Thorneyholme Hall formerly became a residential dwelling as opposed to the hotel/spa/nursery. The application was granted consent on the 21st of August 1997.
 - **Planning Application 3/2002/0491** – Full planning application for the erection of timber framed garages. This structure, which was consented on the 25th of July 2002, is that which is proposed for remodelling/extension as part of this application.
 - **Planning Application 3/2018/0693** - Proposed removal of T1 Horse Chestnut, T2 Ash, T4 Yew (then stem carved for aesthetic impact), T5 & T6 Beech, T8 Holly (replant), T9 Weeping Ash (replant) T3 Trim. G1, G2 & G3 crown raise and remove epicormic growth, G4 crown raise and remove major deadwood. This application was approved on 5th October 2018.

/5 TECHNICAL CONSIDERATIONS

5.1. The planning application submitted herein is supported by a number of technical reports which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from site constraints. These are summarised below.

Lighting Assessment

5.2. The lighting assessment was originally undertaken in relation to condition 5 of consent 3/20147/0408. Though given is equally applicable to this application as it assess the impact of the lighting already installed on site. The assessment uses the Philips 'Calculux' design software which allows for light distribution to be calculated over a given area.

5.3. The output from the assessment confirmed that there will be minimal lighting over the development site and virtually no overspill light with no significant adverse impact on the neighbouring properties.

Arboriculture

5.4. A tree survey and tree constraints plan have been undertaken for the site to support the planning submission. The Survey noted a total of 6 trees and 6 groups of trees. Of those surveyed 3 trees and 1 group were noted as being of high quality (category A), 3 groups were of moderate quality (category B), 1 group were of low quality (category C), whilst 3 trees and 1 group were considered unsuitable for retention (category U).

5.5. The development involved the removal of 3 trees, all of which have been labelled as category U trees unsuitable for retention and removed in line with the previous permission on site. The remaining trees on site have been retained as part of the proposed development. The decking on site has been constructed on existing ground levels without any ground excavation works in accordance with the previous Arboricultural Method Statement.

- 5.6. It is considered the proposed developments impacts on the site's trees are limited and works are in line with the works which were adjudged as acceptable as part of application 3/2017/0408. Consequently, it is not considered that arboricultural impacts would represent a valid reason for refusal of the application.

Flood Risk Assessment

- 5.7. As part of the previous application a Flood Risk Assessment was undertaken to assess the sites suitability for development. This report is also provided as part of this submission. The assessment states that whilst the EA mapping tool shows the application site to be located in Flood Zone 3a, "*this whole area (the application site) lies outside of the Flood Zone 3a area. Flood water from a 1 in 100-year event would remain in the river channel past the site and is prevented from entering the site by the retaining wall and earth embankment to the west and south. The site would be unaffected by the 1 in 100 year event. The site therefore lies within Flood Zone 2, which is land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) in any year*".
- 5.8. Further assessment concluded that by utilising the existing private drainage system and ensuring the finished floor levels of the extension/s are the same as the existing and constructed out of appropriate materials, that the risk from flooding from most sources is low, with a medium risk from fluvial sources.

/6 PLANNING POLICY CONTEXT

6.1. 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".

6.2. In this instance, the statutory Development Plan for the application site comprises of the Ribble Valley Core Strategy 2008-2028 (2014), and Housing and Economic Development Plan Document (HED DPD). Additionally, key policy documents that comprise 'material considerations' include to the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

6.3. An extract from the Proposals Map is provided at Figure 2, the site is located within an AONB (Policy EN2).

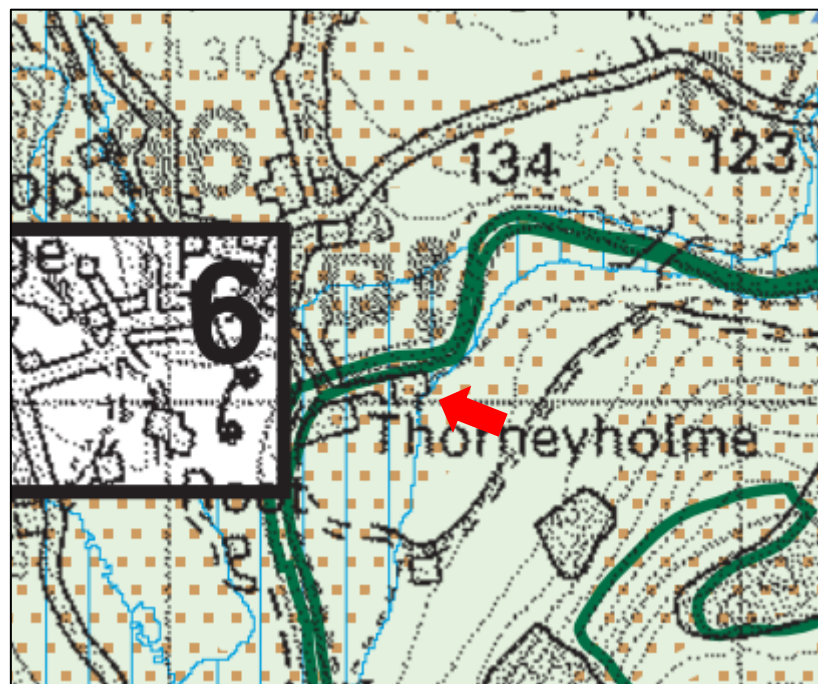


Figure 2: Extract from the Housing and Economic Development DPD Proposals Map

Development Plan

Ribble Valley Borough Council Core Strategy 2008 – 2028

6.4. The following Ribble Valley Core Strategy policies are considered to be relevant to the proposal at hand:

- Key Statement DS1: Development Strategy;
- Key Statement DS2: Sustainable Development;
- Key Statement EN2: Landscape;
- Key Statement EN5: Heritage Assets;
- Key Statement DMI2: Transport Considerations;
- Policy DMG1: General Considerations;
- Policy DMG2: Strategic Considerations;
- Policy DMG3: Transport and Mobility;
- Policy DME1: Protecting Trees and Woodlands;
- Policy DME2: Landscape and Townscape Protection.

6.5. **Key Statement DS1** seeks to outline briefly the locations in which growth will be focused. Whilst the policy doesn't specifically refer to function venues it does infer that new leisure development will largely be directed toward Clitheroe, Longridge and Whalley. Dunsop Bridge is mentioned as a settlement where development could be acceptable, however it would have to be focused around a local need or deliver regeneration benefits.

6.6. **Key Statement DS2:** Sustainable Development looks to mirror Paragraph 11 of the NPPF which details the sustainable development principle that seeks to guide both authorities and developers. The Statement details that:

"When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the

Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, policies in the neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise."

6.7. As discussed further within this statement, it is considered that the development can be considered sustainable development and therefore acceptable in the terms of this policy.

6.8. **Key Statement EN2:** Landscape, mainly focuses on protection of the Forest of Bowland AONB through ensuring development contributes to the conservation of the area by enhancing and protecting the landscape and character. The statement does offer more general coverage by linking the policy to the protection of all landscapes outlining that the Council expects all development to be in-keeping with the character of the local landscape.

6.9. In the Council's justification for the policy they state that:

"The Council will also seek to ensure that the open countryside is protected from inappropriate development. Developers should adopt a non-standardised approach to design which recognises and enhances local distinctiveness, landscape character, the quality of the built fabric, historic patterns and landscape tranquillity."

6.10. **Key Statement EN5:** Heritage Assets - Whilst Thorneyholme Hall is not a listed structure or detailed as a local listed heritage asset, it is accepted that the building is of historic architectural merit. The policy states that proposals should seek to avoid harming any such assets and make a positive contribution to local distinctiveness.

6.11. **Key Statement DMI2:** Transport Considerations, relates mainly to new development and the need for it to be sustainably located. As this application relates to the expansion

of a developed site, the proposals consideration against this policy is not thought to be determinative.

6.12. **Policy DMG1:** General Considerations assists in ensuring that development proposals are in line with numerous broad criteria by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under 6 headings which are as follows:

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

6.13. **Policy DMG2** outlines further strategic considerations. The policy assists in the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development. Dunsop Bridge is considered a tier 2 settlement, with the application site falling outside the adopted settlement boundary. In such locations the policy details that development must meet at least one of the following considerations:

1. *"The development should be essential to the local economy or social well-being of the area.*
2. *The development is needed for the purposes of forestry or agriculture.*
3. *The development is for local needs housing which meets an identified need and is secured as such.*
4. *The development is for small scale tourism or recreational developments appropriate to a rural area.*
5. *The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*

6. The development is compatible with the enterprise zone designation.”

- 6.14. **Policy DMG3: Transport and Mobility** focuses on ensuring that proposals are sufficiently provided for by public transport and that the associated infrastructure is fit to serve the proposed development. The policy lists a number of criteria which are to be considered within the context of the development strategy, the criteria generally focus around promoting sustainable methods of transport.
- 6.15. **Policy DME1: Protecting Trees and Woodlands** looks to provide protection against development which would be of detriment to existing woodlands and tree coverage. The policy details that applications where arboricultural implications are likely should be accompanied by the relevant assessments and necessary plans.
- 6.16. **Policy DME2: Landscape and Townscape Protection** states the proposals which induce significant harm to important landscapes or landscape features will not be supported. Such features are outlined as including:
- *Traditional Stone Walls.*
 - *Ponds.*
 - *Characteristic Herb Rich Meadows and Pastures.*
 - *Woodlands.*
 - *Copses.*
 - *Hedgerows and Individual Trees.*
 - *Townscape Elements such as the Scale, Form, and Materials that Contribute to the Characteristic Townscapes of the Area.*
 - *Upland Landscapes and Associated Habitats Such as Blanket Bog.*
 - *Botanically Rich Roadside Verges (That are Worthy of Protection).”*

Material Considerations

National Planning Policy Framework 2019

- 6.17. The NPPF sets out the Government’s planning polices for England and how these should be applied. The golden thread running throughout the Framework is the Government’s presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.
- 6.18. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives; economic, social and environmental.
- 6.19. Chapter 14 of the Framework considers climate change, flooding and coastal change. Paragraph 155 states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.

/7 PLANNING POLICY ASSESSMENT

Principle of Development

- 7.1. The site is situated within the AONB where development is covered by Key Statement EN2. The policy details that proposals are expected to conserve and enhance the landscape character of the area. The principle of development is deemed to have been established previously through application 3/2017/0408 which established a cookery school on site where the proposed ancillary building is located. The cookery school was deemed appropriate development despite the sites AONB location. Although the cookery school is not going to be realised at this time, the proposed ancillary building is considered to give rise to additional impacts on the site in the context of the approved cookery school. The proposals are of a comparable footprint and scale to the previously approved scheme, with the building being of a similar 'L' shaped layout and being of single-story construction. The northern part of the building also occupies the location of the former garage, which part of the proposed building effectively replaces. Taking these factors into account, the proposed ancillary building is considered to represent a minor addition to the site. Consequently, it is not thought that the scale of the development would be out of or be unsuitable within the site's countryside setting. The proposed development is therefore considered to represent appropriate development within the AONB, in accordance with Key Statement EN2.
- 7.2. The other changes to the curtilage in the form of the driveway and parking area are also thought to be inconsequential, whilst the addition of the lighting is discussed in subsequent paragraphs.

Design and Technical Considerations

Design and Landscape and Visual Impact

- 7.3. Policy DMG1 relates to a range of general considerations, but in relation to design requires proposals to be of a high-quality design, sympathetic to the character and

appearance of the surrounding area. As previously noted, the proposals are similar in both scale and design as the previously approved cookery school which was previously approved by the Council. The materials used as part of the building reflect the rural character of the area, utilising natural timber cladding to the elevations and a slate roof. The single-story construction means the scale of development is in line with the former garage located on site and previous approved cookery school, ensuring the building does not appear overbearing within the local context.

- 7.4. The proposed development is deemed to complement Thorneyholme Hall and not detract from any heritage value it is considered to have in line with Key Statement EN5.
- 7.5. Moreover, the use of the area to the south-west to accommodate additional car-parking is both logical and provides parking provision for the Thorneyholme Hall in place of the former garage.

Ecology and Trees

- 7.6. The potential for the proposal to impact on localised ecology features is thought to be limited to impacts on existing trees. Policy DME1 looks to provide protection against development which would be of detriment to existing woodlands and tree coverage. A tree survey and tree constraints plan have been undertaken for the site to support the planning submission. The development involved the removal of 3 trees, all of which have been labelled as category U trees unsuitable for retention and removed in line with the previous permission on site. As such the proposal is considered to be acceptable in the context of this policy and would not induce any unacceptable impacts on existing tree populations.

Highways

- 7.7. The proposed development represents an ancillary building associated with the existing dwellinghouse at Thorneyhome Hall. As such no additional vehicle movements will be associated with the proposals over existing arrangements. The proposals are therefore deemed to accord with Key Statement DMI2.

Flood Risk and Drainage

- 7.8. The Core Strategy does not contain any policies which relate directly to Flood Risk and Drainage. However as noted in section 5 of this statement, the application is accompanied by a Flood Risk Assessment which states the EA's mapping is incorrect and the site actually lies within Flood Zone 2, as oppose to Flood Zone 3a. This position was accepted by the EA as part of the previous application associated with the site. Given the proposed building is ancillary and does not include living accommodation, the proposals are considered
- 7.9. Regarding drainage it is proposed that the existing private drainage system will be sufficient to serve the extended site.

Residential amenity

- 7.10. The proposed building has been designed to complement Thorneyholme Hall, without being so prominent as to detract from it. As the works associated with the proposal does not extend beyond the curtilage currently associated with the property, nor constitute the over development of the site, it can be assumed that impacts on local amenity and indeed any environmental implications of development are not considered of significant concern as to form part of the applications determination.
- 7.11. In relation to the proposed lighting blocks to the driveway, the supporting Lighting Assessment confirms that there will be minimal lighting over the development site and virtually no overspill light with no significant adverse impact on the neighbouring properties. As such the proposal can be considered to conform with the relevant amenity provisions of Policy DMG1.

The Planning Balance/Summary

- 7.12. This section of the Planning Statement has succinctly detailed how the proposed development can be adjudged as acceptable in the context of the Development Plan and the Framework.

- 7.13. The principle of development is deemed to have already been established through the previously approved cookery school. Whilst the permission was not implemented and the cookery school is no longer to be realised, the ancillary building proposed is deemed to have negligible impact on the site over the cookery school. The proposals are of a comparable footprint and design and are therefore deemed acceptable. It has also been demonstrated the proposals are acceptable in terms of impact on trees and flood risk.
- 7.14. Taking the above into account, it is considered that the principle of the proposed development is acceptable, there are no material considerations which indicate otherwise. Moreover, it is clear that in addition to being acceptable in principle there are also no technical matters which would preclude the granting of planning permission.

/8 CONCLUSIONS

- 8.1. 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.
- 8.2. This statement has set out the planning policy relevant to the determination of the planning application and has assessed the proposed scheme in this context. Section 7 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 plan.
- 8.3. The scheme is supported by the necessary technical information 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.
- 8.4. For the reasons identified within this statement, it is considered that planning permission for the proposed development should be granted and the application is commended to the authority.



www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk