



**JUDITH DOUGLAS** TOWN PLANNING LIMITED

Judith Douglas BSc (Hons), Dip TP, MRTPI



90 Pimlico Road, Clitheroe, Lancashire, BB7 2AH

Telephone: 01200 425051

Mobile: 07729 302644

Email: [judith@jdouglastownplanning.co.uk](mailto:judith@jdouglastownplanning.co.uk)

Website: [www.jdouglastownplanning.co.uk](http://www.jdouglastownplanning.co.uk)

## Planning Appraisal



**JDTPL 0163**

Planning advice in respect of the potential to receive planning permission for the demolition of existing extensions and the replacement with a joint extension to the rear of 10 and 11 Church View, Gisburn

**Tom Fryer**

**July 2018**

## **1. Introduction**

- 1.1 You requested planning advice regarding the potential to receive planning permission to demolish the existing domestic extensions at 10 and 11 Church View and replace these with a new joint extension to serve both properties.

## **2. The Site and its Surroundings**

- 2.1 10 and 11 Church View are two adjoining terraced houses in a terrace row facing Gisburn Church. The original buildings are constructed out of stone with a slate roof. Later extensions have been added to the properties. A short two storey red brick extension has been added to number 11 and a longer first floor extension has been added to number 10. A right of way serving 10,11 and 12 Church View passes along the backs of the properties and beneath the extension which was added to number 10.
- 2.2 At the rear of the properties are small yard areas across which the right of way passes. Beyond the yards to the south there are long elevated rear gardens. This is the pattern of development for all the terraced cottages along Church View. The accesses along the backs of the houses on Church View is private. The only public view of these back yards and the rear of the terraced houses is from Back Lane.

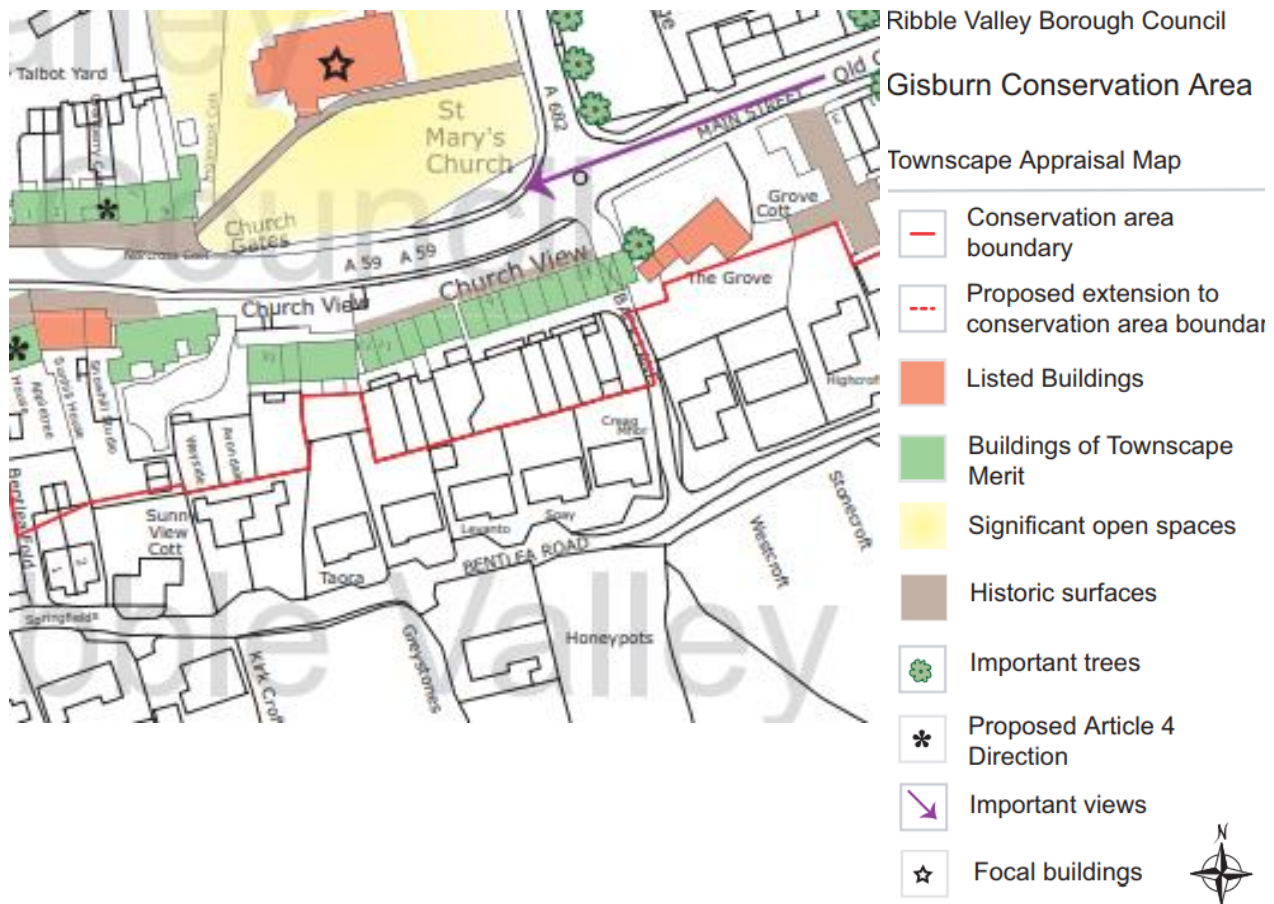


1 Rear of 1-8 Church View

- 2.3 There are houses to the south of Church View with access off Bentlea Road. There are only glimpsed view of the roofs of the houses on Church View from Bentlea Road as they are screened by the intervening gardens and outbuildings and are set at a much lower level than the houses on Bentlea Road.



2.4 10 and 11 Church View are within the village settlement boundary of Gisburn and within Gisburn Conservation Area. They have been identified as buildings of 'townscape merit' in the Conservation Area Appraisal. The conservation area boundary runs along the southern boundary of the gardens to Church View. See Figure 1



### **3. Relevant Planning History**

3.1 I have visited the Council Offices and looked at their records. There does not appear to be any planning application history on the property. However, the Council's records are difficult to read, and my search may not have been complete.

### **4. Local Planning Policy**

4.1 The Development Plan for this site is the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2012).

#### *Core Strategy (2014)*

4.2 The following policies are of relevance to the proposal:

- Key Statement EN5: Heritage Assets
- Policy DMG1: General Considerations
- Policy DME1: Protecting Trees and Woodlands

- Policy DME2: Landscape and Townscape Protection
- Policy DME3: Site and Species Protection and Conservation
- Policy DME4: Protecting Heritage Assets

## **5. National Planning Policy**

5.1 National Planning Policy Framework. Section 12 Conserving and enhancing the historic environment.

## **6. Planning Assessment.**

6.1 The main considerations to be taken into account in the proposal are the impact of the development on the character of the conservation area and the impact on the residential amenities of the neighbouring properties. Other matters to be considered are parking requirements, refuse collection, and protected species.

6.2 The site is within the designated conservation area of Gisburn. The conservation area is a designated heritage asset. The buildings have no statutory protection of their own such as being a listed building, but they have been identified as being of townscape merit, so they can be considered to be non-designated heritage assets. This means that any application for planning permission will need to be accompanied by a heritage assessment.

6.3 Gisburn Conservation Area appraisal describes the special qualities of the conservation area see

[https://www.ribblevalley.gov.uk/downloads/file/3685/gisburn\\_conservation\\_area\\_appraisal](https://www.ribblevalley.gov.uk/downloads/file/3685/gisburn_conservation_area_appraisal)

It notes that most of the buildings and boundary walls are built from carboniferous limestone or from grit stone, with window and door dressings of sandstone and roofs of carboniferous sandstone or Welsh slate. It comments on the plan form and building types in the village and notes *“Although Gisburn has some striking individual buildings no one property type dominates. The result is a pleasing mix of small scale two-up two down cottages built in rows, larger double pile detached houses with symmetrical front elevations and coaching inns or public houses each with its own individual style.”*

6.4 Included in the list of buildings of townscape merit is:

*“Nos 10 to 12 Church View rubble under Welsh Slate 1853 datestone, original doors and windows stone gutter brackets.”*

6.5 The original layout of 1 to 12 Church View appear to have been terraced cottage facing north towards the Church with a passageway along the backs of the houses with separate outbuildings (coal places and toilets) opposite the backs of the houses. The land to the south is at a higher level so that the outbuildings may also act as retaining structures to the gardens behind. There have been few additions to the rear of these houses only 10 and 11 appear to have two storey extensions.

6.6 This makes the current extensions at 10 and 11 out of place compared to the other buildings around it and the long flat roofed extension at no.10 particularly incongruous. I do not anticipate the Council having any particular objection to these non-original later extensions being removed from the buildings.

- 6.7 The proposed extension projects approximately 2.8 m from the rear of the cottage and covers the full width of the rear of 10 and part of the rear of 11. The extension is well screened from the surrounding area and has reasonable prospects of being acceptable to the Council in terms of the net benefit to the character of the conservation area. This is because the current extension to the rear of 10 being flat-roofed and finished in white render, detracts from the character of the conservation area. The use of red brick on the extension to 11 is similarly out of character. Overall, the proposed extension should be considered to be an improvement on the appearance of the current extensions.
- 6.8 Your indicative scheme suggests that the extension is finished in render. As the site is so well screened the Council may be amenable to this but are likely to require that the window and door opening are surrounded in stone, the gutters held on stone brackets and that the doors and windows manufactured in timber. They are likely to require the roof to be covered in slate. As a shallow roof pitch is proposed, advice should be sought on the practicality of using slate at a low pitch. The rear elevations of the cottages are finished in natural stone. I noticed on a picture I took of the east side of no. 10 that the gable projects in front of number 9 and alternate quoin stones seem to have been removed and replaced with brick when the extension was added at first floor level. The Council may want the remaining quoin stones in the original rear wall retaining. The current extension is ivy covered but without the ivy would look very stark and out of place.



2 East elevation of 10 Church View from back yard of no.9

- 6.9 The Council may have a preference for natural stone for the walling material for the extension. It is likely that they will insist that any new garden/retaining walls are constructed in natural stone. If you intend to alter the ground levels in the garden area at the rear of the houses details of this work should also be included in the application.

- 6.10 In terms of the impact on the neighbouring properties, the Council will be seeking to ensure that the effect of the development does not increase any overshadowing of the neighbours' windows particularly at ground floor and not result in any loss of privacy. It would be useful if the application drawings can pick up the position of the windows in the rear of no 12 and number 9 to show them in relation to the proposed extension. There is the potential for the proposed extension to have a greater impact on number 12 than the current extension as the proposed extension projects further. Please have a look at the information in the RVBC Supplementary Planning Guidance page 9 (now out of date but still on the Council website) but the description of the '45 degree' is still useful. See appendix. The side window in room 4 for no.11 could cause overlooking of the neighbours' yard. The impact of the proposed extension on number 9 will be reduced as compared to the current extension.
- 6.11 The Lancashire County Council Highway Engineers require two off street parking spaces for 2 or 3 bedroomed dwellings. As the number of bedrooms in the properties is not increasing the parking requirement will not change. It would be useful to indicate on the plans where refuse bins are to be stored and to state what the current arrangement is on collection day to show that this will not be affected by the development.
- 6.12 The Council requires a protected species survey to be carried out for all development which include demolition or alterations to roof spaces to check (in the main) for the presence of bats. A bat survey will be required with this application.
- 6.13 Trees within conservation areas are protected even if they don't have a specific Tree Preservation Order on them. If the development is within influencing distance of trees on your land or on a neighbours' land you will need a tree survey to accompany the application. This is to demonstrate that the development will not harm trees. If trees need to be removed, their removal will need to be justified and the Council may require compensatory replacement planting.

## **7 Conclusion**

- 7.1 There seems to be a reasonable prospect of you receiving planning permission to extend 10 and 11 Church View as a joint extension. The extension is likely to improve the character and appearance of the Conservation Area. Key Statement EN5 policies DME2 and DME4. With careful design and consideration to the effect on the windows in the ground floor of 12 Church View there is a reasonable prospect of the extension being considered to have an acceptable impact on the neighbouring properties. Policy DMG1.
- 7.2 The eventual planning application may need to be supported by a tree survey and a bat survey (policies DME1 and DME3) in addition to the usual plans elevations, planning statement and heritage assessment.

Appendix RVBC Supplementary Planning Guidance