

Planning Statement

3/2022/0144

**For**

Proposed erection of a random stone single residential dwelling

**Within the land to the rear of**

Pimlico Barn, Gisburn

**On behalf of**

Ms Anne Walsh

## Introduction

This application is for the erection of a single residential dwelling within the rear curtilage of Pimlico Barn, Gisburn. This building is to replace a former Duckworth's coach depot that was demolished in the 2000s following a fire, causing the building to fall into a derelict state, causing serious safety breaches for those working in the local proximity.

The proposed building is surrounded by random stone dwellings to the north and east elevations. With a yard area separating the building and Pimlico Barn to the south. The west edge of the site and building is bordered with Mill Lane. The dwelling has been designed to mirror those situated on Stable Mews, facing Mill Lane.

## Decision of Application 3/2022/0144

Planning application 3/2022/0144 was refused for the following:

1. The proposal is considered contrary to Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy insofar that approval would result in the introduction of an anomalous, discordant, incongruous, poorly designed and unsympathetic form of development that fails to respond positively to the inherent character of the area, also resulting in injurious and harmful impacts upon the setting of, and views into the defined Gisburn Conservation Area.
2. The proposals considered to be in direct conflict with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy insofar that approval would result in a form of development, that by virtue of its design, external appearance and overall configuration would result in significant harm to the setting of nearby listed buildings.

## Outline of Appeal

The policies and statements referred to above are detailed in this document, followed by our considerations and observations. On review, it is considered that this proposed stone clad building does not contravene the stated statements and policies and is sympathetic to the surroundings. As previously stated, the design of the dwelling is proposed to mirror those neighbouring the development site.

## EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies.
- Requiring all development proposals to make a positive contribution to local distinctiveness / sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

## Considerations and observations of EN5

On review of this statement and the Conservation Area Map (appended) it is noted that the only buildings of significance surrounding the site is Pimlico House. The proposed site is outside the conservation area boundary, there are no bordering buildings of townscape merit or focal buildings, or none within the views of

the site. There are no significant open spaces, historic surfaces, important trees or important views to be affected by the proposals.

Consideration of the listed building, Pimlico Barn:

The current setting of Pimlico House is located on Main Street, as you enter Gisburn from the west, neighbouring Pimlico Barn. Pimlico House is not directly bordered by the proposed site and shall not be affected by the proposals. However, consideration has been given to ensure the local area is enhanced by regenerating the currently redundant site. The site is currently vacant would benefit from being returned to use to ensure it is kept well and to protect the area long term.

The proposals have been carefully considered to respect and safeguard the character, appearance and significance of the area. The stone clad dwelling mirrors the neighbouring dwellings, in both appearance and scale. The overall proposed dwelling is designed to be sympathetic to the surroundings.

The proposals shall make a positive contribution towards the local area ensuring the redundant space is rejuvenated, providing additional residential accommodation for a sough after village. This space shall replace the former bus depot and return the site to use.

#### DME 4: Protecting Heritage Assets

**IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE PROTECTION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.**

##### **1. CONSERVATION AREAS**

**PROPOSALS WITHIN OR CLOSELY RELATED TO CONSERVATION AREAS SHOULD NOT HARM THE AREA. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT RESPECTS AND SAFEGUARDS THE ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL.**

**DEVELOPMENT IN THESE AREAS WILL BE STRICTLY CONTROLLED TO ENSURE THAT IT RESPECTS THE CHARACTER OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES. IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE PRESERVATION OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.**

##### **2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST DEVELOPMENT**

**PROPOSALS ON SITES WITHIN THE SETTING OF LISTED BUILDINGS OR BUILDINGS OF SIGNIFICANT HERITAGE INTEREST, WHICH CAUSE VISUAL HARM TO THE SETTING OF THE BUILDING, WILL BE RESISTED.**

**ANY PROPOSALS INVOLVING THE DEMOLITION OR LOSS IMPORTANT HISTORIC FABRIC FROM LISTED BUILDINGS WILL BE REFUSED UNLESS IT CAN BE DEMONSTRATED THAT THIS IS UNAVOIDABLE.**

##### **3. REGISTERED HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST**

**PROPOSALS AFFECTING REGISTERED HISTORIC PARK AND GARDENS AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST, OR THEIR SETTINGS, SHOULD RESPECT AND SAFEGUARD THEIR CHARACTER.**

#### 4. SCHEDULED MONUMENTS

APPLICATIONS FOR DEVELOPMENT THAT WOULD IMPACT A SCHEDULED MONUMENT WILL NEED TO DEMONSTRATE THAT THEY HAVE TAKEN THE PARTICULAR IMPORTANCE OF THE MONUMENT AND ITS SETTING INTO ACCOUNT AND THAT SCHEDULED MONUMENT CONSENT HAS EITHER ALREADY BEEN OBTAINED OR IS LIKELY TO BE GRANTED.

NATIONAL POLICY GIVES ADDITIONAL POLICY GUIDANCE ON DEALING WITH BOTH DESIGNATED AND UNDESIGNATED HERITAGE ASSETS, AND WILL BE APPLIED BY THE COUNCIL WHEN DETERMINING PROPOSALS.

PROPOSALS THAT AFFECT SUCH SITE AS THOSE MENTIONED ABOVE SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH SITES COULD BE IMPROVED.

IN LINE WITH NPPF, RIBBLE VALLEY AIMS TO SEEK POSITIVE IMPROVEMENTS IN THE QUALITY OF THE HISTORIC ENVIRONMENT THROUGH THE FOLLOWING:

- A) MONITORING HERITAGE ASSETS AT RISK AND;
- I) SUPPORTING DEVELOPMENT / RE-USE PROPOSALS CONSISTENT WITH THEIR CONSERVATION;
- II) CONSIDERING USE OF LEGAL POWERS (BUILDING PRESERVATION NOTICES, URGENT WORKS NOTICES) TO ENSURE THE PROPER PRESERVATION OF LISTED BUILDINGS AND BUILDINGS WITHIN THE CONSERVATION AREAS.
- B) SUPPORTING REDEVELOPMENT PROPOSALS WHICH BETTER REVEAL THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS.
- C) PRODUCTION OF DESIGN GUIDANCE.
- D) KEEPING CONSERVATION AREA MANAGEMENT GUIDANCE UNDER REVIEW.
- E) USE OF LEGAL ENFORCEMENT POWERS TO ADDRESS UNAUTHORISED WORKS WHERE IT IS EXPEDIENT TO DO SO.

The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.

#### Considerations and observations of DME 4

On review of this statement and the Conservation Area Map (appended) it is noted that the only buildings of significance surrounding the site is Pimlico House. There proposed site is outside the conservation area boundary, there are no bordering buildings of townscape merit or focal buildings, or none within the views of the site. There are no significant open spaces, historic surfaces, important trees or important views to be affected by the proposals.

The proposals have been carefully considered to respect and safeguard the character, appearance and significance of the area. The stone cladding is proposed to match the neighbouring dwellings and units, with the overall design mirroring the neighbouring properties in both appearance and scale.

The proposal shall cause no visual harm to the conservation area of Gisburn (the proposal is outside the conservation boundary), nor shall it have any adverse effects upon any of the protected buildings and / or views within the village of Gisburn.

The proposal serves the purpose to improve the street scene of Mill Lane and ensure the longevity of a currently vacant site.

#### DMG 1: General Considerations

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

- BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.)
- BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
- CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
- ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
- CONSIDER ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
- CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
- CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING:

- 1) ENHANCE THE ENVIRONMENT
- 2) AVOID THE IMPACT
- 3) MINIMISE THE IMPACT
- 4) RESTORE THE DAMAGE
- 5) COMPENSATE FOR THE DAMAGE
- 6) OFFSET THE DAMAGE.

ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.

- ACHIEVE EFFICIENT LAND USE AND THE RE USE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE.
- HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
- CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
- NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
- NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.
- NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED.
- USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
- CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.
- THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES SHOULD BE INCORPORATED INTO SCHEMES.
- HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.
- CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

Considerations and observations of DMG 1

Whilst the first part of this guidance refers to buildings within Conservation Areas, we have taken note when producing this proposal.

The proposal is sympathetic to the surrounding properties in terms of size, nature, scale, massing, features and materials. In these respects, the building is designed to mirror neighbouring dwellings of Stable Close and considers the required parking as well as traffic implications and safe access, with a dropped curb to the front of the building in existence. Two parking spaces have been provided, whilst there is also street parking along Mill Lane. It should be noted that many of the neighbouring dwellings do not provide off street parking.

We are aware of the comments made by the Highway Department and confirm we are in a position to move the spaces to the rear of the site if preferred.

The proposed building is spaced well from the neighbouring buildings, following precedent from other dwellings on neighbouring Stable Close. There are also no windows to the north elevation. Therefore, there should be no cause for concern of privacy.

There are no causes for concern of environmental issues or coal mining, as well as no public rights of way being affected by this proposal.

Any significant heritage assets within the vicinity shall not be affected.

***The application seeks to achieve efficient land use and the re-use of a previously developed site, with no loss of any important open space.***

Construction can consider sustainable building techniques where possible and consider air quality on construction. The current infrastructure has been considered and is adequate for the proposal, there shall be no adverse impacts upon the social infrastructure but should be beneficial in supporting local businesses.

## Conclusion

The proposal has been carefully considered in context, location, proximity, design and scale and we consider the proposals to be in line with the above guidance and policy in achieving efficient land use with the re-use of this previously developed site. Along with the designs being sympathetic to the close by conservation area of Gisburn.

There shall be no adverse effects upon any historic buildings and structures of importance and demonstrated on the Conservation Area map.

It is not considered to be unduly prominent, given the proposal is of the same scale and positioning of the neighbouring dwellings of Stable Close.

The Council is urged to reconsider the regeneration of this small, infill site to support this development and provide additional, small scale, residential accommodation to a well sought after village.