

**HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION
FOR AN EXTENSION TO THE DETACHED GARAGE
AT GLEBE HOUSE, BOLTON-BY-BOWLAND**

1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for the extension of the detached garage at Glebe House, Bolton-by-Bowland. It has been written by Stephen Haigh MA, on the instruction of the applicant Mr Whitaker, and with reference to scheme drawings by Bob Little. A site visit was made by the writer on 14 March 2022.

2 Glebe House and garage

- 2.1 Glebe House is a detached dwelling mainly of two storeys, standing to the south of Gisburn Road, in the village of Bolton-by-Bowland.
- 2.2 The house was created by the conversion of a former coach house and stables originally associated with the neighbouring Old Rectory, the development being completed in about 2008. It stands end-on to Gisburn Road and faces east onto a driveway, which is enclosed from that adjoining property to the east by a stone wall.
- 2.3 The detached garage is situated within the westward return of this wall, to the south of the house, and faces north onto the drive (photo 1, below). It too dates to about 2008 and is stone-built (limestone walls with sandstone dressings), with stone slate roof, and double-width door. In about 2011 it was extended 4.8m to the west, by a workshop with a slightly lower roof line, which bears a stove flue in its south roof pitch. To the west of the garage is a flagged patio with raised planting bed in the corner (photo 2), running up to the property's western boundary with Kirkbeck Mews (NGR: SD 78572 49319).

3 Proposals

- 3.1 It is proposed to construct an extension to the garage, to link it with the western boundary wall. It would have an open front carried on two timber posts, which would be set back approximately 2.5m behind the garage's front elevation. The roof would be of natural stone slate, and would project about 0.5m above the south and west boundary walls, with a stove flue in the south pitch (replacing that currently serving the workshop). A small potting shed would be incorporated beneath the south-west corner of the extension.

4 Identified heritage assets

- 4.1 The property lies within the Bolton-by-Bowland conservation area¹, a designated heritage asset, under the terms of the NPPF. The council's adopted Townscape Appraisal Map identifies the house as a "building of townscape merit", although the appraisal appears to have taken place prior to the building's conversion (it notes the "neglected appearance of the empty building north-west of the Old Rectory").
- 4.2 The neighbouring Old Rectory is a grade II listed building², but the application property lies outside its curtilage. The listed building's setting has however been considered in this assessment.

5 Planning background

- 5.1 The barn was converted following a series of applications, the latest of which were granted in 2006 (3/2006/0383/P & 3/2006/0384/P).
- 5.2 Planning permission was granted in 2010 for the extension of the garage (3/2010/0116/P), with a similar application also being granted in 2011 (3/2011/0297/P).
- 5.3 The planning case officer's report on the latter application noted that the extension then proposed "*would not be a prominent visual feature in a wider street scene of the Conservation Area. In terms of the impact of development on the visual qualities of the Conservation Area, and the Area of Outstanding Natural Beauty, I do not consider that there is any significant detriment caused by the extension. I am mindful that there is a grade II listed building set to the east of the existing garage but consider that the works proposed here would have no significantly greater impact on the setting of that property than exists at present. This view is reinforced by the comments of the Council's Conservation Officer.... I consider that the modest nature of the alterations proposed would not affect the setting or character of the adjacent listed building and any curtilage structures.*"

6 Statement of heritage significance

- 6.1 The garage proposed for extension is a 21st century construction, built from locally traditional materials (coursed limestone walling with sandstone details, and stone slate roof), whose appearance is in keeping with the principal building

¹Designated 1974. See: The Conservation Studio 2005/6 *Bolton-by-Bowland Conservation Area Appraisal*

²National Heritage List, entry 1163179

on the site, and more generally with other buildings in the conservation area, although its function as a garage is very obvious. It forms part of a property which was first established as a dwelling in 2008, and which is obviously residential in appearance, albeit with clear earlier origins as a barn or coach house.

6.2 The garage, patio and raised bed have no heritage significance, although the boundary wall where the extension is proposed has a low level of significance.

7 Impact of proposals

7.1 It is believed that the planning officer's comments made in 2011 apply equally to the scheme now proposed. The currently proposed extension would be a minor addition to the garage and boundary wall, and almost entirely invisible from public viewpoints, due to its location to the rear of Glebe House. Given this concealment, together with its small size, stone slate roof, and open front, the character and appearance of the conservation area would be preserved, and there would be no effect on the setting of the neighbouring listed building.

7.2 Given the above, it is considered that the scheme is entirely acceptable in terms of impact on the historic environment.

Stephen Haigh, MA
Buildings Archaeologist
17 March 2022



Photo 1: Glebe House (to right), with garage located at end of drive (centre).



Photo 2: Site of proposed extension.