



JUDITH DOUGLAS TOWN PLANNING LIMITED

## Plum Tree Cottage, 2 Orchard Cottages, Branch Road, Waddington BB7 3HR



Planning, design, access and heritage statement. Proposed alteration to the ground floor rear elevation of the cottage.

JDTPL 0418

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## **1 INTRODUCTION**

- 1.1 This planning and heritage statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for alterations to the ground floor rear elevation of Plum Tree Cottage.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021).
- 1.4 The Statement should be read in conjunction with the accompanying information:

Ordnance Survey Location Plan ADM/22/07/02

Site layout ADM/22/07/03

Existing and proposed plans and elevations ADM/22/07/01

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 Plum Tree Cottage is one of four, two storey stone cottages built in the 2000's on land to the rear of the Waddington Arms. The cottages are built as two pairs of semi-detached properties. Plum Tree Cottage and Cherry tree cottage form one of these pairs. The vehicle access to the group is shared with the access to the public house car park and the gravelled access to the north of the cottage is used jointly by all four cottages. The cottages have parking areas adjacent to each and a private rear garden. There is a large mature tree in the garden of Plum Tree Cottage and group of mature trees to the south within the neighbours' garden of Waddington Hall. The rear of the house faces east and slightly north.
- 2.2 The gardens of Cherry Tree and Plum Tree Cottage are separated from the field to the east by a boundary hedge. The rear elevation of Plum Tree Cottage currently has two first floor windows with stone surrounds and on the ground floor a window and wooden French doors with stone surrounds. There is a stone flag patio immediately adjacent to the cottage whilst the rest of the rear garden is lawn.

- 2.3 The site is within the conservation area of Waddington. The Waddington Conservation Area Appraisal was published in 2005 and so pre-dates the construction of the cottages. The Conservation Area Appraisal Map shows the site to south as an area of “*significant open space*”. It is adjacent to the grounds of Waddington Hall, which is a grade 2 listed building. The Waddington Arms and the attached cottages are “*buildings of townscape merit*”.
- 2.4 A public footpath runs along the southern boundary of Waddington Hall and crosses the field to the east of the site emerging onto West Bradford Road.
- 2.5 The site is within the settlement boundary of Waddington a tier 2 settlement in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) proposals map.
- 2.6 The GOV.UK flood map for planning indicates that the site is within flood zone 1 an area least likely to flood.

### 3.0 SITE HISTORY

3.1 Relevant planning history recorded on the Council's website is in the table below.

Application	Address	Development	Decision
3/2020/0805	Plum Tree Cottage 2 Orchard Cottages Branch Road Waddington Clitheroe BB7 3HR	Application to fell two Horse Chestnut trees.	T2 refused felling T1 Fell approved T2 reduce crown resurvey two years 20.11.20
3/2018/0928	Plum Tree Cottage 2 Orchard Cottages Branch Road Waddington Clitheroe BB7 3HR	Application to fell two Corsican Pine trees.	Approved 21/11/2018 Trees in CA
3/2012/1104	Cherry Tree Cottage Clitheroe Road Waddington Lancashire	Proposed Summer House.	APPROVED WITH CONDITIONS Date : 07/02/2013
3/2011/0326	Plum Tree Cottage and Cherry Tree Cottage Clitheroe Road Waddington Lancashire	Single attached garage extension to Plum Tree Cottage. Single attached garage and ground floor extension together with alterations to retaining wall at Cherry Tree Cottage.	APPEAL DECIDED Dismissed
3/2009/0889	Orchard Cottages off Clitheroe Road Waddington Lancashire	Application for the variation of condition no. 10 of planning consent 3/2002/0905P, to allow units 1 and 2 to be used as permanent accommodation.	APPROVED WITH CONDITIONS Date : 16/04/2010
3/2002/0905	SITE TO REAR OF, WADDINGTON ARMS, WADDINGTON, CLITHEROE	PROPOSED CONSTRUCTION OF 4NO. HOLIDAY COTTAGES WITH ASSOCIATED EXTERNAL WORKS	Appeal APP/T2350/A/03/111 5910

3.2 Permitted development rights for future extension and alterations to the cottage were removed when planning permission was granted on appeal for the construction of 4 holiday cottages reference 3/2002/0905 appeal reference APP/T2350/A/03/1115910. The relevant conditions are:

The conditions relevant to be considered are:

*“3. All doors and windows shall be in timber and retained as such thereafter.*

*8. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) any future extension and/or alterations to the dwellings, including any development within the curtilage as defined in Schedule 2, Part 1, Classes A-H shall not be carried out without the formal consent of the local planning authority.*

#### **4.0 THE PROPOSED DEVELOPMENT**

- 4.1 It is proposed to remove the existing French doors and ground floor window in the rear elevation of the cottage and replace these with a single opening. The outer edges of the new opening do not go beyond the extent of the existing openings and line up with the outer jambs of the windows above. The larger opening will provide greater light to the interior of the ground floor of the cottage. The frames will be cream coloured aluminium and the opening will be within a stone surround.

#### **5.0 DEVELOPMENT PLAN POLICY**

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).
- 5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

Key Statement EN2: Landscape

Key Statement EN4: Biodiversity and Geodiversity

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

Policy DMH5: Residential extensions and curtilage extensions.

- 5.3 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way.
- 5.5 In relation to heritage assets, paragraph 194 confirms that it is the duty of the applicant to describe the significance of any heritage assets affected by the development, including their setting.

## **6 PLANNING ASSESSMENT**

- 6.1 The main issue is the impact of the proposed alterations to the cottage on the visual qualities of the Conservation Area and the surrounding landscape. Orchard Cottages are a traditional style which is achieved through the form, height and mass of the cottages as well as their detailing. The cottages are built of coursed random stone and have traditional features such as pointed verges, gutters on brackets, quoin stone on the corners of the building, chimneys, stone surrounds around openings and wooden painted window frames and doors.
- 6.2 The proposed glazed opening on the ground floor rear elevation of Plum Tree Cottage will respect this approach by providing a stone surround to the opening and providing a cream-coloured finish to the doors. The sliding doors are simple in form and do not detract from the overall visual qualities of this pair of cottages. The use of aluminium provides slender frames which integrate well with the existing painted timber window frames. The sliding doors replaces an existing set of patio doors and one window.





Rear elevation of Plum Tree Cottage and Cherry Tree Cottage with 1.8m boundary fencing and evergreen hedge

- 6.3 The changes to the rear elevation comprising the insertion of sliding doors will not be particularly visible from outside of the site being screened from the field by an established evergreen hedge and the trees on and near to the site. In addition, the boundaries between the cottages are denoted by 1.8m high close boarded fences and there is dense tree and shrub planting in the neighbouring garden at Waddington Hall. The effect of this is that the ground floor of Plum Tree Cottage is well-screened from public view outside the site to the extent that the proposed sliding doors will only be readily visible from close quarters.



Trees and shrubs within the garden of Waddington Hall viewed from the garden of Plum Tree Cottage.

6.4 Policy DMH5 confirms that the extension or alteration of an existing dwelling will be supported subject to compliance with Policy DMG1 and any other policies relevant to site specific designations. Policy DMG1 ('General Considerations') requires new development to be acceptable in terms of:

- Design; appearance; intensity of use; style; features; the palette of materials and visual impact on landscape quality.
- Environmental factors, including the natural and built environment.

6.5 The development proposes only minor alterations to the building which will not adversely affect the design quality of this small group of cottages. The work will be carried out using natural cut stone surrounds and aluminium frames powder coated to reflect the existing painted timber frames.

6.6 The alterations would have a neutral impact on the natural environment and would not harm any protected species or habitats. With regard to the built environment, a heritage assessment is included later in this statement to consider the significance and potential impact of the



scheme on the Waddington Conservation Area. The proposal fully accords with the requirements of policy DMH5 and DMG1.

#### Heritage Considerations

- 6.7 In respect of Conservation Areas, Section 72(1) of the Act places a duty on Local Planning Authorities to pay special attention to “the desirability of preserving or enhancing the character of appearance of that area”.
- 6.8 Section 16 of the Framework relates to the conservation and enhancement of the historic environment. Paragraphs 189 – 202 explain details the approach to considering the potential impacts of proposals affecting heritage assets.
- 6.9 Paragraph 199 confirms that great weight should be given to the conservation of heritage assets, with the provision that the more important an asset is, the greater that weight should be. These requirements are reflected in Policies EN5 and DMH5 of the Core Strategy.
- 6.10 The relevant asset in this instance is the Waddington Conservation Area. Its significance is outlined within the appraisal and management documents which support the designation. Key areas of special interest in relation to this submission can be summarised as:
- *Waddington Hall and Waddington Hospital, two large and imposing groups of historic buildings;*
  - *The harmony of newer and older buildings resulting from the continued use of traditional building materials and styles into the early years of the 20th century;*
  - *The existence of meadows and working farms within the heart of the village, and attractive footpaths that follow the village’s numerous water courses;*
  - *The location of the village on the Lancashire Cycleway and of the northern part of the conservation area within the Forest of Bowland Area of Outstanding Natural Beauty.*
- 6.11 The Conservation Area Appraisal map does not apply any special designation to the application site see figure1.

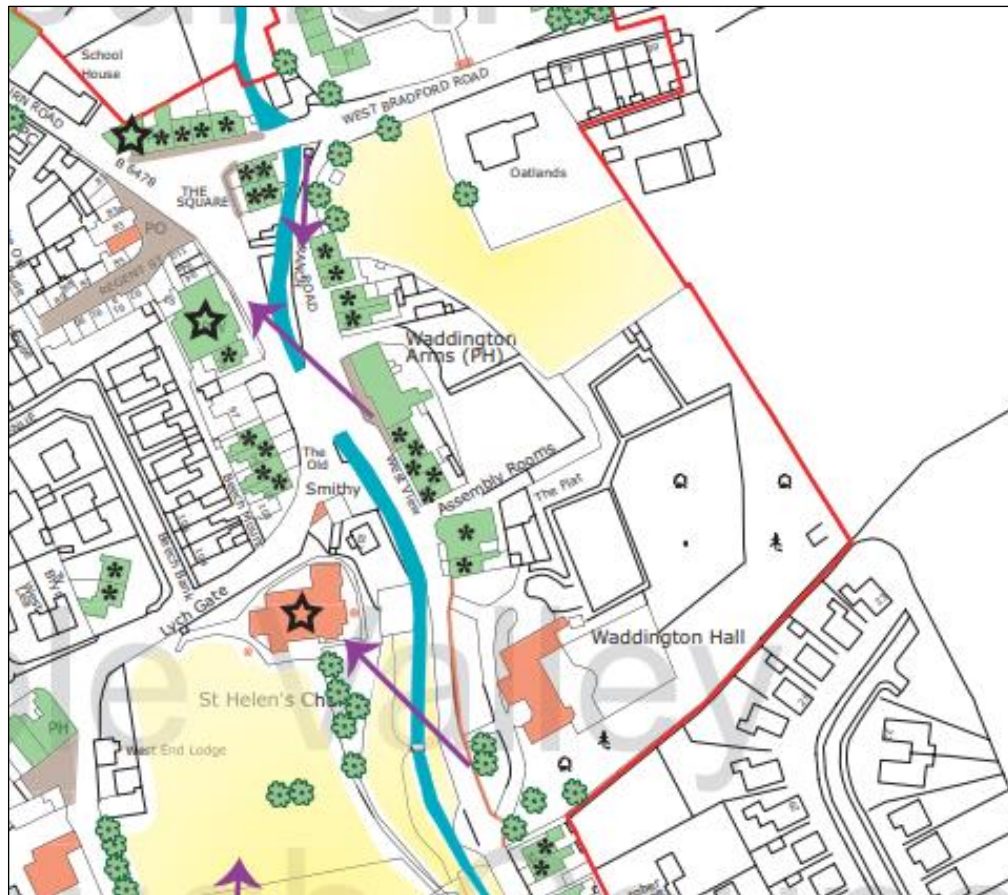


Figure 1 Extract from Waddington Conservation Area Appraisal Map

- 6.12 It is clear that the proposed minor alterations to the ground floor rear elevation of the cottage, would have no adverse impact on any features of acknowledged interest in the Conservation Area. The proposed work is a sufficient distance away from the buildings of townscape merit to the west and the listed building to the south not have any effect on their setting. In this regard the impact of the scheme is effectively neutral and results in no harm to the experience or perception of the Conservation Area. In light of these factors, the development results in no harm to the significance of the Conservation Area and therefore creates no conflict with the Framework or the Core Strategy.

#### Ecology & Trees

- 6.13 The proposed alterations raise no adverse issues regarding ecology, protected species or trees. The only works are on the ground floor rear elevation of the property or are internal none of which would have any negative impact on protected species such as bats.

Access

- 6.14 The development will have no impact on the existing access or parking arrangements.

**7. CONCLUSION**

- 7.1 This Planning Statement has been prepared to accompany a householder application for alterations to the ground floor rear elevation of Plum Tree Cottage. It demonstrates the development fully accords with the requirements of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy with regard to the impact on the character of the building, the visual quality of the surrounding landscape and heritage significant of the Conservation Area.