

1 PARK ROAD GISBURN CLITHEROE BB7 4HT

Full application for the retention of garden room/office and garden shed.

PLANNING STATEMENT

May 2022

REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Mr. Paul Hargreaves ('the applicant') to submit a full planning application for the retention and modification of an outbuilding, currently being used as a home office, and garden shed in connection with the main dwelling at 1 Park Road, Gisburn, Clitheroe, Lancashire, BB7 4HT ('the site').
- 1.2. This Planning Statement provides details in relation to the description of the site, the site's planning history and the proposed development. A review of the planning policy of relevance to the site is provided, along with an assessment of the development's compliance with these policies.
- 1.3. The Planning Statement is accompanied by the following plans and reports:
 - Planning Statement (this document);
 - Heritage Statement;
 - Drawn Information:
 - Location Plan;
 - Site Plan;
 - Plan and Elevations of Garden Room/Office & Store as Proposed; and
 - Plan and Elevations of Garden Room/Office & Store as Proposed with separate title deed annotated on.

/2 SITE DESCRIPTION

2.1. The proposed development is located within the rear garden of the existing dwelling at 1 Park Road, which is the applicant's property and place of full-time residence. A red line boundary plan of the site is provided with this submission and an aerial view of the site within its surroundings is provided at Figure 1 below.



Figure 1: Site outlined in red, with arrow to designate garden room (source: Google Earth, not to scale)

2.2. The site's boundaries benefit from a variety of vegetation, including a recently planted hedgerow along the Park Road frontage and additional tree coverage within the lower garden area, as well as a fence along the western boundary of the site. All of this helps to define the site's boundaries, improve privacy to the garden areas for the occupiers and obscure potential views from adjacent locations.

2.3. The site has a significant change in levels from west to east, with the garden area immediately adjacent to Park Road at road level, with the rear garden area (where the buildings are proposed) elevated above the levels on Park Road.

- 2.4. Regarding physical constraints, the site lies wholly within Flood Zone 1 and is therefore at the lowest risk of flooding. The site is also not subject to any local nor national ecological designations.
- 2.5. The development site lies within the rear garden of 1 Park Road, Gisburn, with the existing dwelling Grade II listed, assigned Historic England List number of 1317720. Further discussion of the historical merit of the building is discussed within the submitted Heritage Statement.

/3 PLANNING HISTORY

3.1 A search of Ribble Valley Borough Council's online planning register has been conducted to illustrate the relevant planning history of the site and surrounding area, as shown below.

- **3/2021/0462:** *Retention of rear boundary fence, garden shed, and garden room/office.* Refused 24th June 2021.

3.2 This above decision was appealed under reference: APP/T2350/D/21/3282794. Within the subsequent appeal, the appointed Inspector found that the garden fence was uncontentious and allowed this aspect of the development proposals.

3.3 However, in regard to the garden shed and garden room/office, as currently built on site, the Inspector dismissed the appeal. Briefly, it was determined that the design and detailing of the new home office and shed failed to preserve the setting, character and appearance of the heritage asset within which the buildings sit, the Grade II Listed 1 Park Road, as well as the wider Conservation Area of Gisburn.

/4 PROPOSED DEVELOPMENT

- 4.1 The proposal is for the retention of the home office/garden room currently sited at the site, albeit with changes made to the design of the outbuilding following the recent appeal decision. These changes have been made in consideration of the comments from the Inspector, and in order to improve the design and create a more acceptable development having consideration of the character and setting of the listed building and the wider Conservation Area.
- 4.2 It should be noted that the buildings proposed are not uncharacteristic of Gisburn, nor the Ribble Valley itself, with examples of other small scale residential storage and utility buildings within a short walking distance of this site. Indeed, when the Council's Principal Planning Officer, Adrian Dowd, visited the site when the buildings were under construction in January 2020, the applicant was not advised to cease works in their entirety and to remove the buildings, but that he would need to seek retrospective planning permission to retain them. The applicant took this advice that the Officer had no strong objection to the buildings. Had the Council's Officer deemed that any outbuildings at this property would not be acceptable, a view we disagree with, the applicant should have been advised this and not encouraged to submit an application.
- 4.3 Considering the proposal subject to this application, whilst the dimensions of the garden office and shed will remain the same, it is first proposed to remove the black trim from the roofline of the garden office and the shed, with Paragraph 8 of the appeal decision stating that "*the roof detailing and corner detailing (are) cumbersome; drawing the eye and making the building appear unnecessarily dominant.*" The removal of such should be deemed as an improvement, simplifying the building design, reducing the more 'eye catching areas of the building' and therefore significantly reducing the overall visual impact.
- 4.4 Further to the above, it is also proposed to change the exterior of the north and east facing elevations of the outbuildings to a more sympathetic stone coloured render to blend in with the main dwelling and other outbuildings situated within the garden of

no. 2 and 3 Park Road. Again, this is proposed in order to create a more sympathetic outbuilding in the style of outbuildings in adjacent rear gardens by virtue of softening the previous stark timber appearance by using a stone-coloured render, thereby minimising any visual harm, particularly when viewing the outbuildings from both Park Road and Park Mews or indeed from within the garden area. This will create a more congruent look in the context of the existing stone buildings.

- 4.5 The proposed changes can be seen within the submitted plans which show a much more sympathetic design and scale for the outbuildings, which has fully considered the appeal decision and the comments from the Inspector. Consequently, the revised proposals are deemed to have minimised any potential visual harm to both the adjacent Grade II listed building and the Gisburn Conservation Area, either from within the garden itself, or from the fleeting views of the site from Park Road or Park Mews.
- 4.6 The revised plans also include extensive planting and landscaping in order to soften the visual impact of the development on the street scene. Alongside additional tree planting within the front portion of the road level garden, this also includes a traditional and native Hornbeam hedgerow within the front garden of the existing dwelling, which will grow to a height of 2m over a five-year period; thus, reducing potential views through to the rear garden area. It is also proposed to incorporate vines on the walls of the garden office, which will further break up the visual impact and create a more natural and pleasing visual experience.
- 4.7 In addition, in this case the presence of a building on the site has historical precedence, through the toilet block for the former public house, and its subsequent replacement by the Greenhouse which existed on site, as confirmed by the submitted Heritage Statement and other corroborating evidence. This is confirmed within Statements of Truth provided with this application at Appendix A. As such, following the improvement in the design of the garden room and shed, the structures should be deemed acceptable and no longer cause 'less than substantial harm' to the historical setting.

/5 HERITAGE ASSESSMENT

5.1 This planning application is supported by an extensive, full heritage statement, undertaken by Mr. Ian Rowan. This has been undertaken in order to assess and contextualise the impact that the proposals will have on the character and setting of the heritage assets, the Grade II listed building as well as its place within the Gisburn Conservation Area.

5.2 In summarising the key findings of the report, the author states that:

"The findings of the statement are that the proposed development will harmonise with the existing building and will not harm the heritage values and significances it. The removal of an unsightly greenhouse and its replacement with something more appropriate which responds to the aesthetic setting of the building offers the opportunity to enhance the setting."

5.3 In conclusion, the findings of the statement are that the proposed development will harmonise with the existing building and will not harm the heritage values and significances it. The removal of an unsightly greenhouse and its replacement with something more appropriate which responds to the aesthetic setting of the building offers the opportunity to enhance the setting.

5.4 The proposals do not impart harm upon the primary drivers of the conservation area's significance, and given the amended design, small scale nature and location this will not adversely impact upon any views in, out or through the conservation area. The outbuildings have been designed to be small scale and of materials to complement the listed building and to relate to other buildings across the Conservation Area. The relevant parts of local policy have been complied with.

/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 considerations indicate otherwise".

Development Plan

6.2 The Development Plan for the application site comprises the Ribble Valley Borough Council Core Strategy 2008-2028 (adopted 2014). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (2021), National Planning Policy Guidance (NPPG) and relevant supplementary planning documents and guidance.

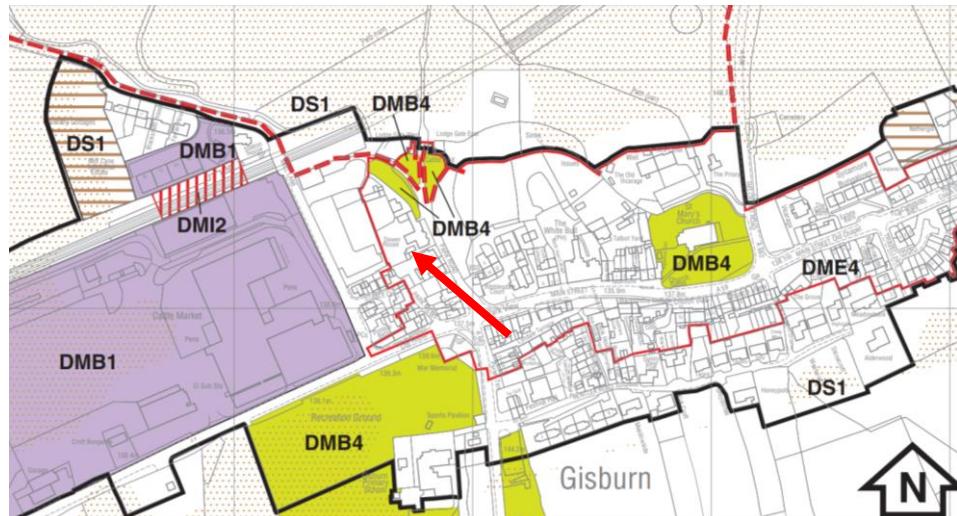


Figure 2: Extract from the Ribble Valley Borough Council Core Strategy Policy Map (arrow shows site)

Core Strategy

- 6.3 The Ribble Valley Core Strategy sets out the spatial vision and development strategy for the Longridge Area, as well as the wider borough. The following policies of the Core Strategy are therefore considered relevant to the proposals:
- 6.4 **Key Statement ENS: Heritage Assets** states that 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.
- 6.5 **Key Statement DMG1: General Considerations** states that all planning applications should be of high-quality design; consider access, traffic and parking implications; have regard to local amenity; consider the natural environment; have regard to key infrastructure capacity; and no prejudice future development.
- 6.6 **Key Statement DMG2: Strategic Considerations** states that development should be in accordance with the core strategy development strategy and support the spatial vision. Foremost, development should be focused towards the Principal settlements of Clitheroe, Longridge and Whalley.
- 6.7 **Key Statement DME4: Protecting Heritage Assets** states that in considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it

conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

Material Considerations

National Planning Policy Framework (2021)

- 6.8 The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.9 The NPPF sets out 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.
- 6.10 Section 6 of the NPPF provides national policy in relation to building a strong, competitive economy. Paragraph 81 of the framework states significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 6.11 Paragraph 132 shows that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority, and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.
- 6.12 Paragraph 193 requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the

asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

6.13 Paragraph 194 of the NPPF requires any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Gisburn Conservation Area Appraisal

6.14 The site lies within the Gisburn Conservation Area, which was designated in 1974 by virtue of the special features found within the area. These include:

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Its medieval church and churchyard;
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;
- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls.

6.15 These features are why the area has been designated for protection and afforded the protections granted to it by such Policies as EN5 and DME4, discussed within the following section of this report.

/7 PLANNING POLICY ASSESSMENT

Principle of Development

7.1 The application site lies within the defined settlement boundary of Gisburn, which is designated as a Tier 1 Village. These are categorised as the more sustainable of the 32 defined settlements, whereby development is focused towards, along with borough's principal settlements (Key Statement DMG2). Furthermore, the site also lies within the Gisburn Conservation Area, as defined within the Policy Map, shown by Figure 2 of this document.

7.2 The fundamental aspect of this application is the potential impact of the proposals on heritage assets, namely the applicant's dwelling, which is a Grade II Listed building at 1 Park Road, as well as the potential impacts of the development on the wider character and setting of the Gisburn Conservation Area.

7.3 Nevertheless, in terms of the principle of the development, the Inspector within the recent appeal at the site (reference: APP/T2350/D/21/3282794) clarified that the presence of any building on the site was not contentious, asserting that "*contemporary buildings can sit comfortably against historic buildings provided their design, including their detailing and finishing materials, is well executed*". Accordingly, it is clear from the views of the Inspector that the design and detailing were the only contentious issue with the previous scheme, though the Inspector did note that the former proposals would cause "*less than substantial harm*" to the heritage asset and wider context.

7.4 The garden room, in its current form, is utilised as a working-from-home office for the applicant. This additional space is required at the applicant's property due to the inherent inefficiency of the main dwelling, by virtue of its age and construction, with the property cold, particularly within the winter months, which make working-from-home challenging. As 1 Park Road is a Grade II Listed heritage asset, the applicant is unable to make significant or sufficient improvements to the dwelling that would help

the situation, such as increasing the level of insulation in the property or installing more efficiently glazed windows, without potentially causing more harm to the heritage asset than the perceived harm the garden room has (in the eyes of the Local Authority).

- 7.5 The garden room is built to modern construction standards, is highly energy efficient and provides the applicant with the ability to continue working-from-home effectively, without the need to increase their heating and electricity bills due to prolonged home working within the existing dwelling at 1 Park Road.
- 7.6 As previously noted, the building proposed within the rear garden is not the first structure to be located on this portion of the site. This area, seen within the title deeds of the site within Appendix B, is actually within a separate land ownership from the main dwelling, existing on its own, with a toilet block (used in connection with the adjacent property and its former use as a public house) on this site up until the last 30 years, hence the separate title deed.
- 7.7 The block was purchased by a former owner of the site and following the pub closing, the toilet block was demolished, and a greenhouse was erected, and occupied this portion of the site, as confirmed by the submitted Statement of Truth at Appendix A and the supporting Heritage Statement; thus, illustrating how the dwelling has historically had built form within this rear area and that the principle of development within the rear garden of this residential property should be considered acceptable.

Design

- 7.8 The proposed changes to the design and detailing seek to alleviate the concerns identified by the Inspector within the recent appeal at the site, adapting the design to ensure that the outbuildings respect the adjacent heritage asset at 1 Park Road, as well as the wider Conservation Area.
- 7.9 The black trim around the roof of the garden office and shed (as is currently on site) is to be removed so that it is just timber cladding, with the Inspector highlighting within the appeal decision that said black trim detracts from the setting and character of the

heritage asset and wider Conservation Area. Accordingly, the revised design will allow the proposals to fit within their surrounding context, instead of detracting from the listed building, with the timber reflecting a more appropriate and aesthetically pleasing material more commonly found in rear gardens of residential properties.

7.10 Further to the above, it also proposed to use stone-coloured render as cladding for the outbuildings. Again, these changes to the external design will work to reduce the visibility of the outbuildings, allowing the two structures to blend into the vernacular and minimise their visual impact upon the heritage asset, without loss of the functional space that they provide to the applicant.

7.11 Moreover, a significant of planting and landscaping has also been implemented at the site, which again help to minimise any views into the site and thus, work to reduce the overall visual impact, which is a betterment when compared to the previous proposals at the site. Again, this is a comment raised by the Inspector regarding the previous appeal at the site, whereby it was stated that "*landscaping could screen the structure from the public domain in time*" hence the inclusion of such.

Heritage

7.12 Policy DME4 and Key Statement EN5 both look to preserve heritage assets, in line with Paragraphs 193 and 194 of the NPPF, with Policy DME4 stating that new development is required to conserve or enhance the historical significance of the area in which it is located. Overall, the revised design of the buildings helps to fulfil the requirements of both local and national planning policies, with no changes proposed to the actual Listed Building only the introduction of a small-scale outbuilding within the properties garden area.

7.13 As previously noted, the building proposed within the rear garden is not the first structure to be located on this portion of the site. This area, seen within the title deeds of the site within Appendix B, is actually within a separate land ownership from the main dwelling, existing on its own, with a toilet block (used in connection with the

adjacent property and its former use as a public house) on this site up until the last 30 years, hence the separate title deed. Indeed, at the time of listing in 1984, the toilet block was still in situ and this portion of land did not actually fall within the ownership of no. 1 Park Road or indeed the curtilage of the now listed building. This must be a material consideration when considering whether or not built form at this location is acceptable or not in the context of the listing of the building.

- 7.14 The block was purchased by a former owner of the site and following the pub closing, the toilet block was demolished, and a greenhouse was erected, and occupied this portion of the site, as confirmed by the submitted Statement of Truth at Appendix A and the supporting Heritage Statement. It is therefore questionable as to whether the entire portion of the garden where the home office building is sited actually falls within the curtilage of the listed building at all.
- 7.15 Putting this aside, whilst being within the 'residential curtilage' of no. 1 Park Road, it must be remembered that this is a garden room within a private residential garden and such buildings are not uncommon in Gisburn. It should be noted that the buildings proposed are not uncharacteristic of Gisburn, nor the Ribble Valley itself, with examples of other small scale residential storage and utility buildings within a short walking distance of this site. Indeed, when the Council's Principal Planning Officer, Adrian Dowd, visited the site when the buildings were under construction in January 2020, the applicant was not advised to cease works in their entirety and to remove the buildings, but that he would need to seek retrospective planning permission to retain them. The applicant took this advice that the Officer had no strong objection to the buildings. Had the Council's Officer deemed that any outbuildings at this property would not be acceptable, a view we disagree with, the applicant should have been advised this and not encouraged to submit an application.
- 7.16 Following the dismissal of the previous scheme we have updated the proposed plans in order to improve the design of the outbuildings, which helps to minimise the impact on the Listed Building and Conservation Area, blending the buildings into the current setting. Whilst not built as a permanent structure, the building is fixed to foundations

on the ground thereby affording it a degree of permanence. That said, the proposed development is wholly reversible as the buildings could be removed at any point in the future should the application no longer require a home office with no long-lasting damage to any part of the original Listed Building. This is important as any perceived harm to the heritage assets can therefore be considered as only short/medium term given the anticipated lifespan of said building.

7.17 As stated previously, the buildings are not the first to be located on the site of the garden room and shed, with the space being previously occupied by the toilet block for the former public house, while a greenhouse was the erected by one of the former owners of this property on this same spot in connection with their dwelling. The creation of the garden room has been no more intrusive on the limited, fleeting public views of the site from within the Conservation Area than the previous built form at the site, as seen at Photographs within Appendix C. Accordingly, the proposals are considered to be in accordance with the relevant adopted local and national planning policies.

Summary

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

7.19 The design of the scheme is considered acceptable, making use of complementary materials and planting, to reduce the overall visual impact of the proposals and reduce the impact on the neighbouring heritage asset and wider Conservation Area. The supporting Heritage Statement provides further justification for the development and its impact on both the heritage asset at 1 Park Road, as well as the wider Gisburn Conservation Area.

7.20 Taking the above into account, it is considered that the principle of the proposed development can be viewed as acceptable, with no material or technical considerations which indicate otherwise.

/8 CONCLUSION

- 8.1 PWA Planning has been instructed by Mr Paul Hargreaves to submit a full planning application for the retention of the garden room/office and garden shed.
- 8.2 As previously highlighted within this Statement, the building proposed within the rear garden is not the first structure to be located on this portion of the site. This area, seen within the title deeds of the site within Appendix B, is actually within a separate land ownership from the main dwelling, existing on its own, with a toilet block (used in connection with the adjacent property and its former use as a public house) on this site up until the last 30 years, hence the separate title deed. Indeed, at the time of listing in 1984, the toilet block was still in situ and this portion of land did not actually fall within the ownership of no. 1 Park Road or indeed the curtilage of the now listed building. This must be a material consideration when considering whether or not built form at this location is acceptable or not in the context of the listing of the building.
- 8.3 Putting this aside, whilst being within the 'residential curtilage' of no. 1 Park Road, it must be remembered that this is a garden room within a private residential garden and such buildings are not uncommon in Gisburn. It should be noted that the buildings proposed are not uncharacteristic of Gisburn, nor the Ribble Valley itself, with examples of other small scale residential storage and utility buildings within a short walking distance of this site.
- 8.4 Following the dismissal of the previous scheme we have updated the proposed plans in order to improve the design of the outbuildings, which helps to minimise the impact on the Listed Building and Conservation Area, blending the buildings into the current setting. Whilst not built as a permanent structure, the building is fixed to foundations on the ground thereby affording it a degree of permanence. That said, the proposed development is wholly reversible as the buildings could be removed at any point in the future should the application no longer require a home office with no long-lasting damage to any part of the original Listed Building. This is important as any perceived

harm to the heritage assets can therefore be considered as only short/medium term given the anticipated lifespan of said building.

- 8.5 As stated previously, the buildings are not the first to be located on the site of the garden room and shed, with the space being previously occupied by the toilet block for the former public house, while a greenhouse was the erected by one of the former owners of this property on this same spot in connection with their dwelling, as confirmed by the submitted Statements of Truth at Appendix A. The creation of the garden room has been no more intrusive on the limited, fleeting public views of the site from within the Conservation Area than the previous built form at the site, as seen at Photographs within Appendix C. Accordingly, the proposals are considered to be in accordance with the relevant adopted local and national planning policies.
- 8.6 The garden room, in its current form, is used as a working-from-home office for the applicant. This additional space is required at the applicant's property due to the inherent inefficiency of the main dwelling, by virtue of its age and construction, with the property cold, particularly within the winter months, which make working-from-home challenging. As 1 Park Road is a Grade II Listed heritage asset, the applicant is unable to make significant or sufficient improvements to the dwelling that would help the situation, such as increasing the level of insulation in the property or installing more efficiently glazed windows, without potentially causing more harm to the heritage asset than the perceived harm the garden room has (in the eyes of the Local Authority).
- 8.7 The garden room is built to modern construction standards, is highly energy efficient and provides the applicant with the ability to continue working-from-home effectively, without the need to increase their heating and electricity bills due to prolonged home working within the existing dwelling at 1 Park Road. Given the importance of the applicant needing to be able to work from home in an 'environmentally friendly manner', we consider weight should be attributed to this matter in the planning balance.
- 8.8 It is considered that the proposed changes to the existing office room and shed are acceptable, amending the design in line with the Inspectors comments, to ensure that

the design fits more harmoniously into its surrounding context, to better preserve the character and appearance of the heritage asset at 1 Park Road, as well as the wider Gisburn Conservation Area.

- 8.9 In conclusion, this Planning Statement has reviewed the proposed scheme against relevant development plan policy and other planning guidance and for the reasons identified in this statement and the other supporting documents, we consider the proposed development to be acceptable, in accordance with the Development Plan and the NPPF.

APPENDIX A – Statements of Truth

STATEMENT OF TRUTH

My name is Robin Michael Phoenix, DOB 09.06.1961, I am 60 years of age. I currently reside at No 3 Park Road , Gisburn, Lancashire, BB7 4HT and have done so since 1992.

I am currently qualified and practise as a Solicitor of the Senior Courts of England and Wales. A position I have maintained for some 24 years.

In 1982, I was a serving Police Constable in the Lancashire Constabulary, I was stationed at Clitheroe, Upon my marriage in 1982, I came to live in Gisburn in one of the two then Police houses on Main street Gisburn.

My wife and I joined in the village social scene and it would be fair to say that on numerous occasions we would frequent the (then) four Public Houses in the village. We would frequent the New Inn (now converted to houses) at the top of Park Road, Gisburn more than the others.

I have vivid recollections of the Public House before and after its refurbishment in the mid-eighties. In particular I remember that the toilets were to say the least, somewhat primitive. I recall that they were located at one end of the Public House, nearest to No 1 Park Road's garden, indeed the toilet was actually located in what is now the garden of No 1 Park Road.

I recall that to access the toilet, one had to come out of a rear door at the far end of the Public House, nearest to No 1 Park Road, walk a short distance and climb a number of steps into the toilet block, The facility was very primitive and to put mildly, was very smelly. Once in the facility, one was actually in what is now the garden of No 1 Park Road

We left the village in 1985, We would have used the facilities many times over the previous 3 years

We returned to the village in 1988 and purchased the house known as No 2 Park Road, At this time I was now a Police Sergeant at Clitheroe. The toilet block was still there.

In 1991. Following a serious Road Traffic Accident, I retired from the Police and subsequently qualified as a Solicitor.

In early 1992, We purchased No 3 Park Road and moved into it later that year.

The Toilet block was still there, albeit in the garden of No 1 Park Road.

I am subsequently aware that sometime in 1992, The toilet block was purchased by the then inhabitants of No 1 and formally incorporated into the garden/property. Sometime later it was demolished and the resultant hole filled in. The site becoming the base for a greenhouse erected by the then occupant MR Keith CLOUGH (now deceased).

I believe that the facts stated in this Statement of Truth are true and correct.



Robin M. Phoenix 26th APRIL 2022

STATEMENT OF TRUTH

To Whom it may concern.

I moved to one of the two police houses at Gisburn on the 24th June 1974 and served as the village policeman until my retirement on the 30th of June 2000 and I am now the vice chairman of the local parish council.

I recall that at that time there were four public houses in the village one of which was the New Inn at the top of Park Road (now houses).

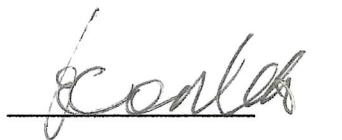
The toilet block for these premises was located in what is now the garden of No1 Park Road and you had to walk up some several steps to get into it.

The toilet block was demolished by the late Mr Keith Clough who lived at No1 Park Road and he had a greenhouse built on the footprint of the former toilet block.

Name: Mr John Colin Corlett

Date: 27th April 2022

Signed:

A handwritten signature in black ink, appearing to read "John Colin Corlett", is written over a horizontal line.

Date 30th April 2022.

ORIGINAL

Statement of fact.

I am George Korol, and I reside in Gisburn at an address known to the applicant.

I served as a Police officer, working in the Ribble Valley from 1988 to 2006, serving principally from offices at Gisburn and Chatburn,

On a number of occasions entry into local public houses was required for conducting licensing enquiries and other investigations.

I recall the former premises The New Inn, at the end of Park Road having the gents toilets located in an outside block, separate to the main building in the location now occupied very closely by the lower of the two structures erected by the current occupiers of number 1, Park Road.

Before the occupation of the dwelling, the previous occupants, Mr and Mrs Clough had erected a small greenhouse in similar location. In latter years the greenhouse was in a state of poor maintenance and of somewhat shabby appearance.

I was asked by the applicant to express my views of the current development.

It consists of two units, each clad in natural wood cladding. Until I was invited to view the units closely, I believed on initial appearance, they were a simple garden shed. The view of the units from Park Road is very limited due to the position of a garden wall and extensive use of masking planting of shrubs and trees.

The appearance of the installation does not detract from the appearance of the dwelling and appears to be in line with similar structures in that locality.

Name: George Korol.

Date: 3/5/22

Signed: G.K.

APPENDIX B – Title Deeds



Official copy of register of title

Title number LA964002

Edition date 12.09.2019

- This official copy shows the entries on the register of title on 08 SEP 2020 at 15:05:21.
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- Issued on 08 Sep 2020.
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- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : RIBBLE VALLEY

- 1 (30.07.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 1 Park Road, Gisburn, Clitheroe (BB7 4HT).
- 2 (30.07.2004) A Conveyance of adjoining land dated 9 January 1987 made between (1) Christopher Harold Hindley and (2) Tatiana Giovanna Townsend contains provisions as to light or air, boundary structures and other matters.

NOTE: Copy filed.

- 3 (30.07.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 15 May 1987 made between (1) Christopher Harold Hindley and (2) Margaret Clough.

NOTE: Copy filed.

- 4 (30.07.2004) The Conveyance dated 15 May 1987 referred to above contains a provision as to light or air.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (12.09.2019) PROPRIETOR: PAUL IAN HARGREAVES and DAPHNE FIONA ANAK HARGREAVES of 1 Park Road, Gisburn, Clitheroe BB7 4HT.
- 2 (12.09.2019) The price stated to have been paid on 5 September 2019 for the land in this title and in LA697756 was £225,000.
- 3 (12.09.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 5 September 2019 in favour of Bluestone Mortgages Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (12.09.2019) REGISTERED CHARGE dated 5 September 2019 affecting also title LA697756.

2 (12.09.2019) Proprietor: BLUESTONE MORTGAGES LIMITED (Co. Regn. No. 2305213) of Melbourne House, 44-46 Aldwych, London WC2B 4LL.

End of register

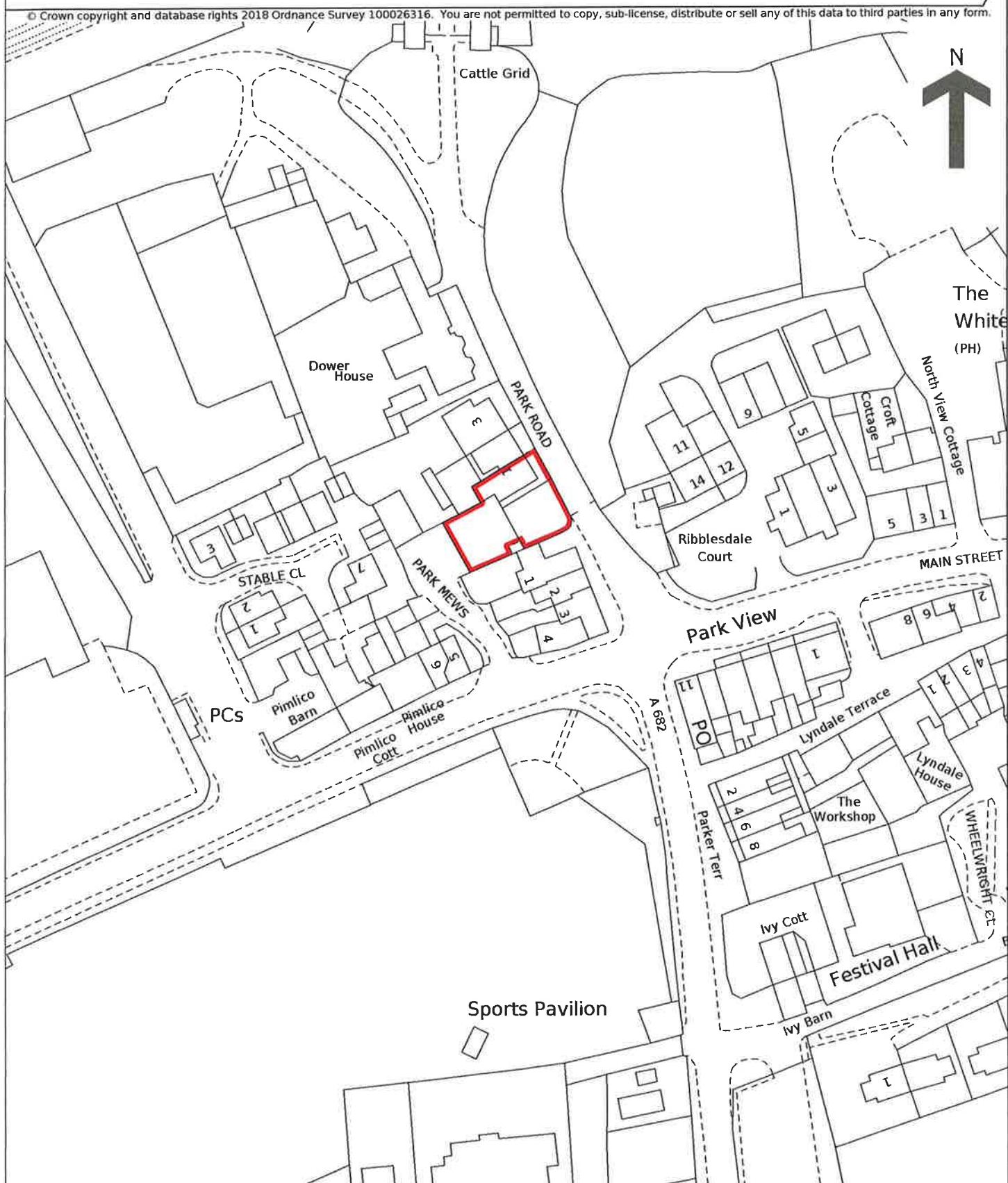
HM Land Registry

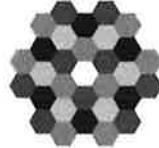
Official copy of title plan

Title number **LA964002**
Ordnance Survey map reference **SD8248NE**
Scale **1:1250** enlarged from **1:2500**
Administrative area **Lancashire : Ribble Valley**



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Official copy of register of title

Title number LA697756

Edition date 12.09.2019

- This official copy shows the entries on the register of title on 08 SEP 2020 at 15:07:31.
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- Issued on 08 Sep 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title.

LANCASHIRE : RIBBLE VALLEY

- 1 (11.06.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land adjoining 1 Park Road, Gisburn (BB7 4HT).
- 2 (11.06.1992) The Transfer dated 2 June 1992 referred to in the Charges Register contains provisions as to light or air and boundary structures.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (12.09.2019) PROPRIETOR: PAUL IAN HARGREAVES and DAPHNE FIONA ANAK HARGREAVES of 1 Park Road, Gisburn, Clitheroe BB7 4HT.
- 2 (12.09.2019) The price stated to have been paid on 5 September 2019 for the land in this title and in LA964002 was £225,000.
- 3 (12.09.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (12.09.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 5 September 2019 in favour of Bluestone Mortgages Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (11.06.1992) A Transfer of the land in this title dated 2 June 1992 made between (1) Duttons Brewery Limited and (2) Margaret Clough

C: Charges Register continued

contains restrictive covenants and reservations.

NOTE: Copy filed.

2 (12.09.2019) REGISTERED CHARGE dated 5 September 2019 affecting also title LA964002.

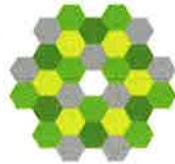
3 (12.09.2019) Proprietor: BLUESTONE MORTGAGES LIMITED (Co. Regn. No. 2305213) of Melbourne House, 44-46 Aldwych, London WC2B 4LL.

End of register

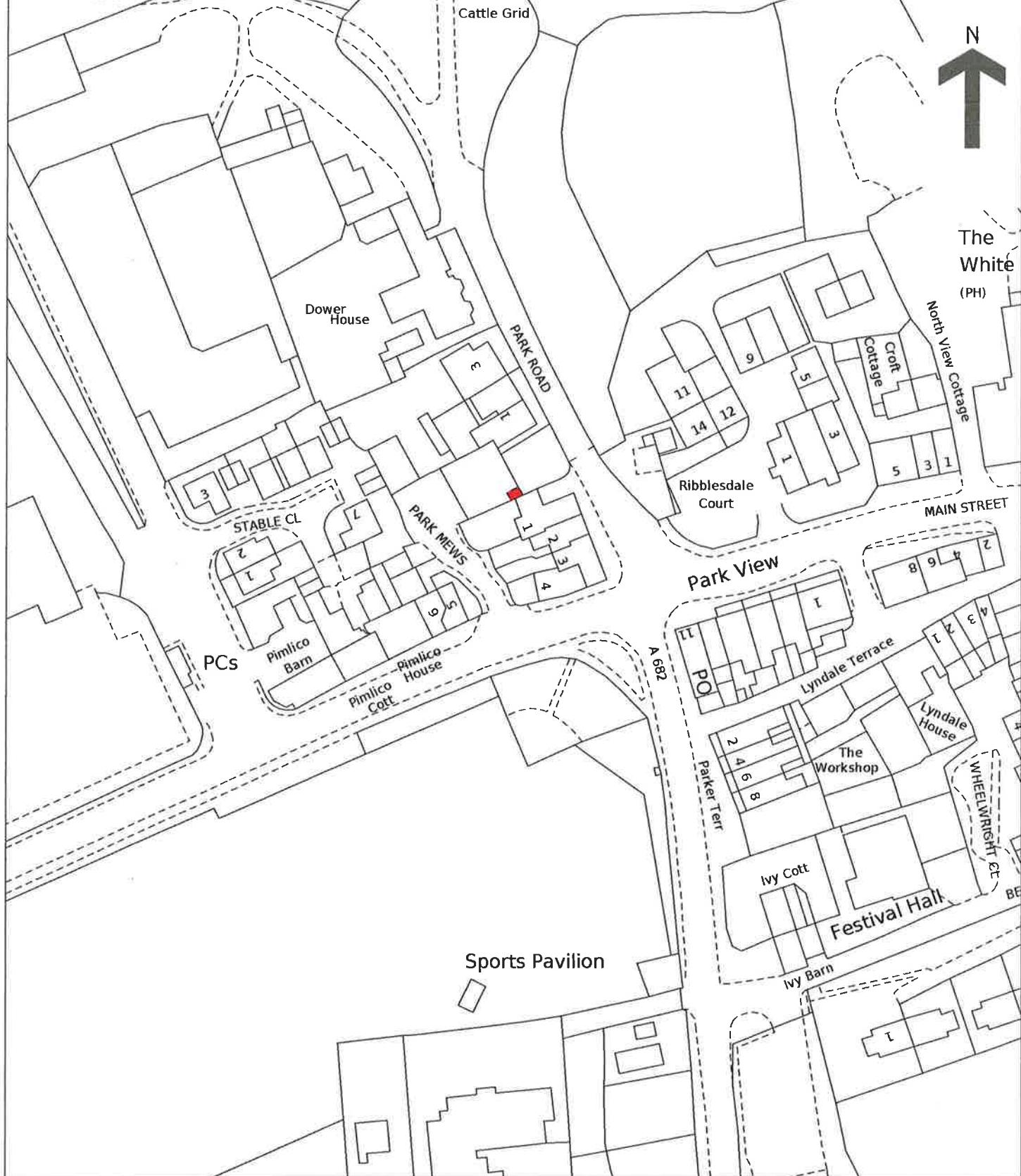
HM Land Registry

Official copy of title plan

Title number **LA697756**
Ordnance Survey map reference **SD8248NE**
Scale **1:1250** enlarged from **1:2500**
Administrative area **Lancashire : Ribble Valley**



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APPENDIX C – Photographs of the existing site

Photo 1

Site viewed from driveway to adjacent property no. 1 Park Mews. Existing building seen as a backdrop to an existing unsympathetic garage extension and masked by current planting on site. As this grows any views will be reduced.



Photo 2

Site viewed from the street at the bottom of the garden of no. 1 Park Road. Existing building masked by current planting on site and as this grows any views will be reduced.



Photo 3

Site viewed from the street at the corner of no. 1 Park Road. Existing building masked by current planting on site and as this grows any views will be reduced. Building seen in context with main dwelling and neighbouring property and in no way seen as incongruous.





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