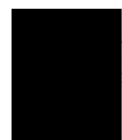


1-3 Bridge Road (Post Office)
Chatburn

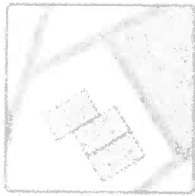
First Floor change of use to 3 Self-contained flats
and structural improvements
to ground floor storage building.

Planning Statement

S Bialecki May 2022



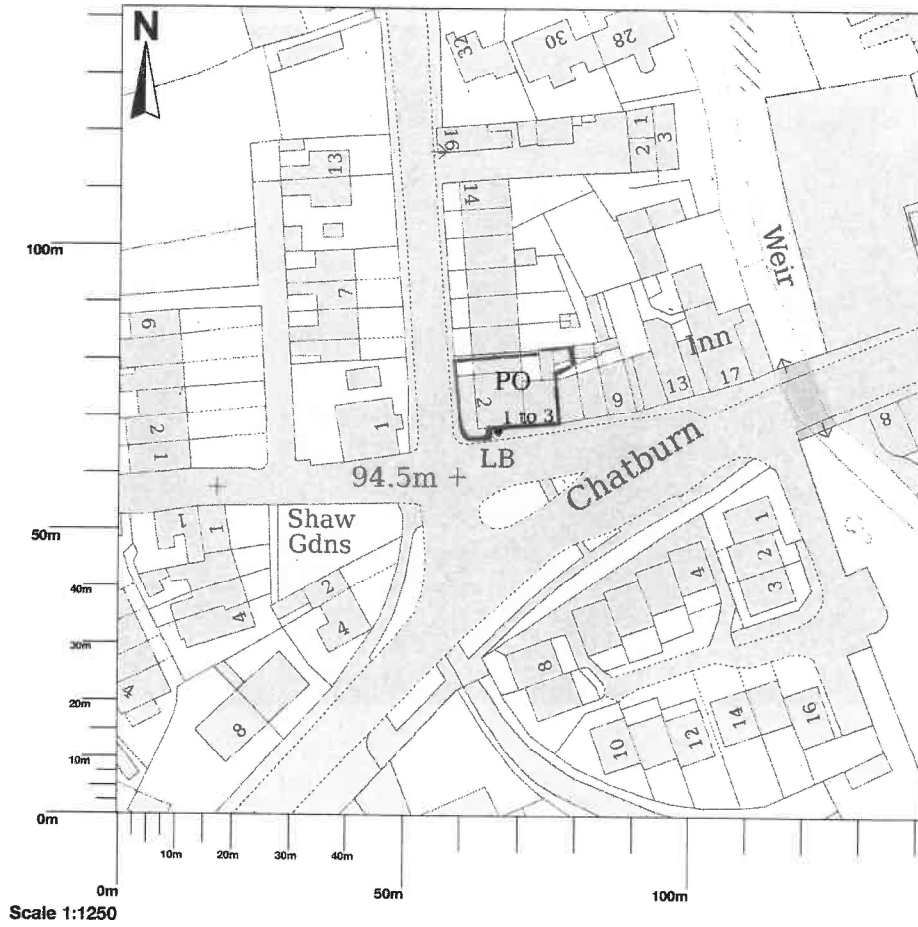
4/5/22



**UK
Planning
Maps**



Post Office, 1-3, Bridge Road, Chatburn, Clitheroe, BB7 4AW



Map area bounded by: 376712,444020 376854,444162. Produced on 03 May 2022 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2022. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2c/uk/791607/1070511



1.0 Introduction

1.2 This planning and heritage statement has been prepared by S.J. Bialecki on behalf of the applicant in support of the change of use of 1-3 Bridge Road, Chatburn to 3 self-contained first floor flats. (use class C3)

1.3 This statement will show that the proposal described above is acceptable in principle and will provide a good standard of living accommodation for future occupiers whilst raising no adverse impact to its surroundings.

1.4 The following sections describe the site and use, its surroundings and the proposed development. It then sets out the relevant local and national planning policy content before assessing the proposal and concluding that permission should be granted.

2.0 Application Site and Surroundings

2.1 The application site is located at the corner of Bridge Road and Ribble Lane, comprises a two storey double fronted end terrace property and surrounded by un-restricted on-street parking.

2.2 The site is located within a predominantly residential locality bounded by residential properties and regular bus service to surrounding towns and villages and a good walk to Clitheroe town centre. A church and primary education provisions are within easy walking distance central to Chatburn.

2.3 The property is within the village boundary policy G.4 and Conservation area policy ENV16 as defined in the Ribble Valley Districtwide Local Plan.

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3.0 Property Description

- 3.1 The property was originally constructed as 3 separate houses and later came under one ownership as one unit.
Ground floor change of use into a grocery and provisions retail outlet and later the addition of a Post Office. (Hence the property is known as The Post Office).
- 3.2 Ground floor comprises, substantially the retail outlet with 2 store rooms and a staircase enclosure providing access to the first floor.
- 3.3 First Floor comprises substantial living accommodation including lounge, dining room, kitchen, bathroom and 2 bedrooms, all above average floor area sizes.
- 3.4 To the rear of the property there are 2 outbuildings used as stores, a yard enclosure and passage via a wagon door entrance onto Ribble Lane. The passage serves as easement access for adjacent neighbouring 2, 4 and 6 Ribble Lane.

Outbuildings Description

Store 1 building is open plan facing the rear of neighbouring Bridge Road properties separated by a stone wall. Store 2 is longitudinal in shape both are covered by an inverted shallow dual pitch roof with central valley gutter.

4.0 Planning History

- 4.1 The original planning details for conversion of 1-3 Bridge Road into one unit was sometime ago and appears not to be recorded on the Planning Portal.
- 4.2 Ground floor structural alterations under planning to place 18 years ago.



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5.0 Relevant Planning Policy

5.1 The development plan for the purposes of the application proposal comprises the Ribble Valley Core strategy (December 2014). The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and should also be referred to.

5.2 The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028. The following Core Strategy policies have relevance to the application proposal:

- **Key Statement DS1 (Development Strategy)** – seeks to direct the majority of new housing development to the strategic (Standen) site and the main urban areas of the Borough (including Clitheroe)
- **Key Statement H1 (Housing Provision)** – The development plan makes provision for 5,600 dwellings, estimated at an average annual completion target of at least 280 dwellings per year over the period 2008 to 2028
- **Key Statement H2 (Housing Balance)** – Planning permission will only be granted for residential development providing it can be demonstrated that it delivers a suitable mix of housing that accords with the projected future household requirements and local need across the Ribble Valley.
- **Policy DMG1 (General Considerations)** – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.



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National Planning Policy Framework (NPPF)

5.3 The NPPF is also relevant and sets out the Government's planning policies. The NPPF lists 12 core planning principles which should underpin both plan making and decision taking. Within the core principles (paragraph 17) the following should be taken into account when determining this application:

"pro-actively drive and support sustainable economic development to deliver the homes...that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth."

"always" seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings."

5.4 Paragraph 49 states that Housing applications should be considered in the context of the presumption in favour of sustainable development. Paragraph 50 goes on to state that local planning authorities should deliver a wide choice of high-quality homes, widen opportunities for homes ownership and create sustainable, inclusive and mixed communities.

5.5 The general perspective from the NPPF is that planning should proactively drive growth and support sustainable economic development. It also states that planning should make effective use of land by reusing land that has been previously developed and sets out a presumption in favour of sustainable development.

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6.0 Planning Appraisal

6.1 The purpose of this section of the Planning Statement is to identify and assess the main planning considerations raised by the application proposals in context of relevant national and local planning policy and guidance. The key issues are;

- The principle of the development, having regard to the provisions of the adopted Development Plan and the provisions of national planning policy and guidance.
- The effect of development on the character and appearance of the area and on residential amenity, and;
- The effect of development on the local highway network.

6.2 Each of these matters is considered below.

Principle of development

6.3 The application site is located within the village boundary and conservation area of Chatburn.

6.4 Key Statement DS1 seeks to direct the majority of new housing development to the main urban areas of the Borough (including Chatburn). The site is located within a residential locality and within a highly sustainable location Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development.

6.5 The delivery of three additional units represents a positive contribution towards the Borough's housing supply and therefore consistent with Key Statement H1 which sets out the Council's housing delivery targets and the NPPF which aims to 'boost significantly the supply of housing'. Key Statement H2 *Housing Balance* states that the Council aim to provide an appropriate 'mix' of house types; the delivery of apartments would further diversify the local dwelling stock which is dominated by two storey traditional terraced housing in this part of Clitheroe. The NPPF requires Local Authorities to cater for a 'wide choice of homes' as well as different 'housing needs' and 'market-trends'. In this case Chatburn has a demand for flats.

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7.0 Proposed Assessment

- Two-Fold:
1. Conversion of Stores 1 and 2 into a single store unit.
 2. Conversion of First Floor into 3 flats.

8.0 Conversion of stores 1 and 2 (Ground Floor)

8.1 Builders work includes enclosing stores 1 and 2 with an external wall on the open plan side, removal of separating wall, and construction of a new dual pitched roof with the ridge running longitudinally with the building not to compromise the natural light amenity space of neighbouring property.

8.2 The Building will be used as a kitchen for the preparation of "cut sandwiches" to be sold in the shop, and the storage of tinned produce.

9.0 Conversion of First Floor into Flats

9.1 Schedule

Flat 1 (Bedsit)	33.0m ² Floor area
Flat 2 (Bedsit)	34.0m ² Floor area
Flat 3	44.0m ² Floor area

9.2 All the flats have benefits of separate bathrooms.

Access

9.3 Access to the flats by a dog-leg metal staircase from the enclosed yard and wicket door built into the principle wagon door via Ribble Lane.

9.4 The proposals demonstrate ground and first floor uses will now physically work separate.

9.5 To conclude the schedule will deliver beneficial sustainable development that should be granted planning permission and will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the application.

The effect of development on the character and appearance of the area and on residential amenity.

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9.6 Relating to immediate neighbouring (rear) north elevation. Ground level is 400mm lower than the application site, consequently the height of the existing stone separating wall is higher than neighbouring ground floor door and window.

9.7 As previously mentioned in this statement a new wall will enclose stores 1 and 2 significantly improving privacy and potential noise levels.

9.8 Consequently within this cramped location the proposals significantly improve neighboring amenity space permitting the proposal would not lead to amenity impacts such as overlooking, over shadowing or privacy issues.

9.9 Each residential unit created will provide spacious accommodation and benefit from good levels of existing natural light. Flat 1 and 2 will have new bathrooms. Flat 3 will secure the existing bathroom.

9.10 It should be noted the property does not benefit from dedicated amenity space such as a garden neither has it been necessary for the present and proposed type of use. In any case there is an open field and children's play area within 100 m of the application property behind Chatburn C of E School.

9.11 Therefore the proposals will provide a good standard of living accommodation and is therefore compliant with the NPPF which places great importance on ensuring a good standard of amenity for all existing and future occupants of land and buildings. This is also reinforced by policies at the local level including policy DMG 1.

10.0 The effects of development on the local highway network

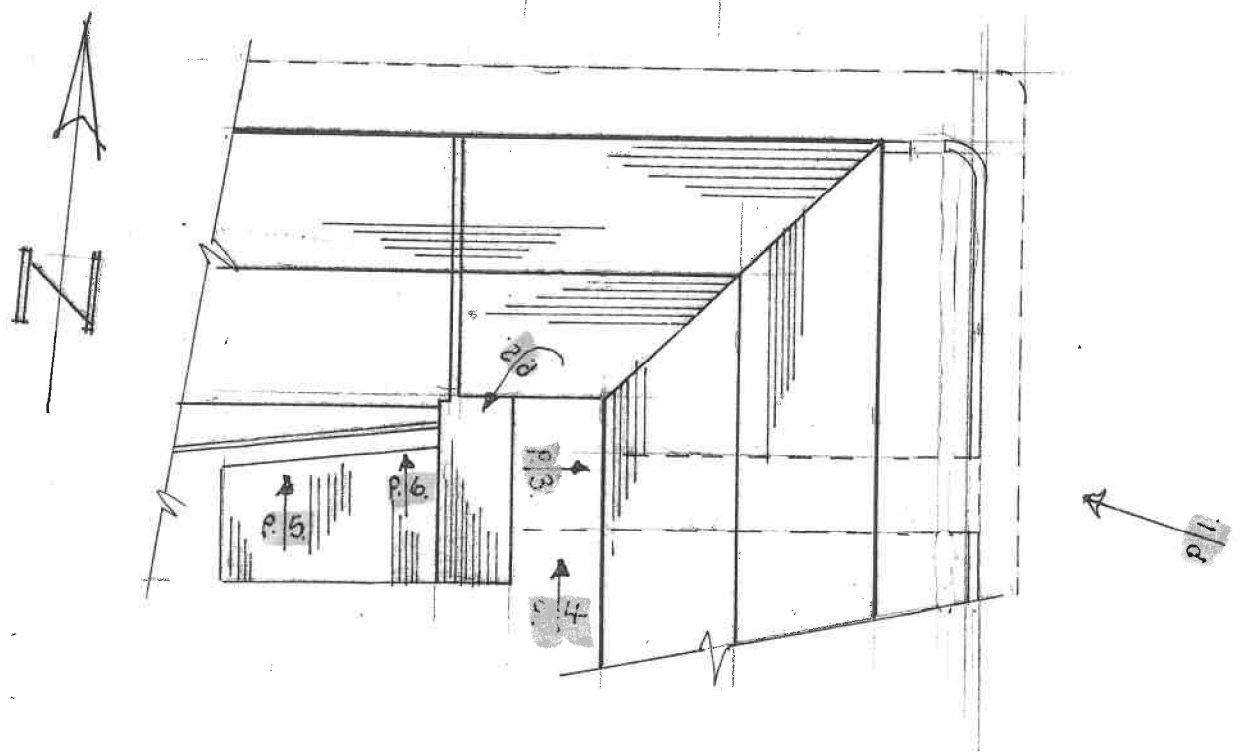
10.1 It is not envisaged that the minor development being proposed would significantly impact the local highway network through traffic generation or parking demand than present. Especially when the site history is taken into account.



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10.2 Considering the present ground floor commercial use with customers comings and goings together with first floor residential accommodation comparable to the proposed would be the addition of the 2 bedsits. Therefore, given the nature of the accommodation to be provided, it is unlikely that occupants will in fact be car owners', nethertheless there is ample un-restricted on-street parking along both Bridge Road and Ribble Lane.

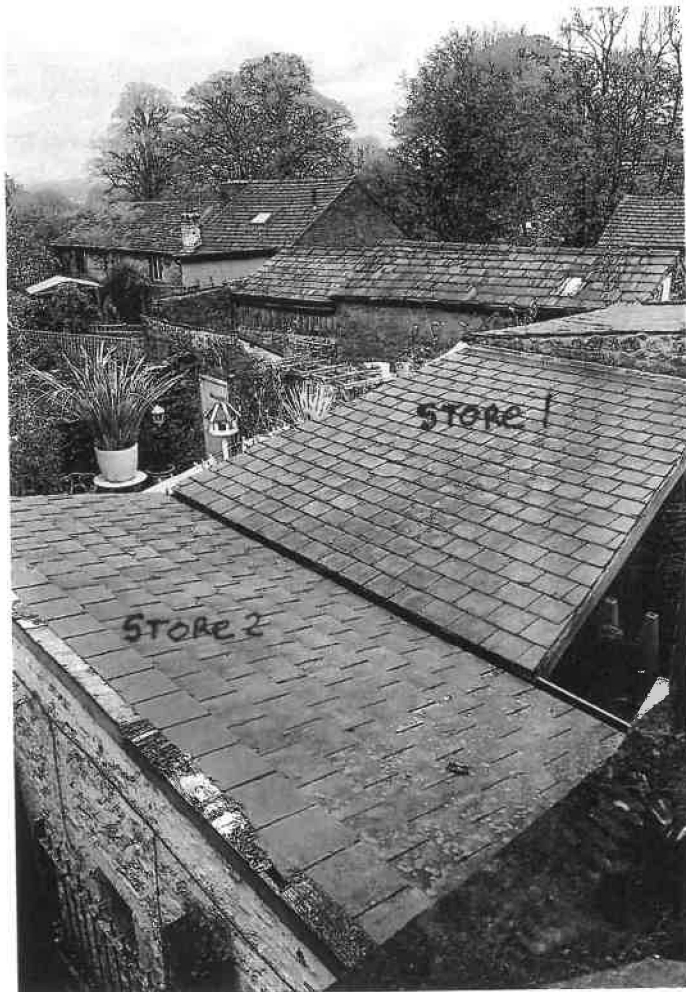
10.3 The Application site is a highly sustainable location, being within regular bus services, reasonable walking distance to Clitheroe town centre and all the shops. The bus stop is located immediately adjacent and opposite the property with regular services to areas of employment and nearby towns, including Skipton, Blackburn and Preston. The NPPF places great importance on permitting development which facilitates the use of sustainable methods of transport and this should be taken into consideration when assessing the merits of the proposal.



Block Plan.



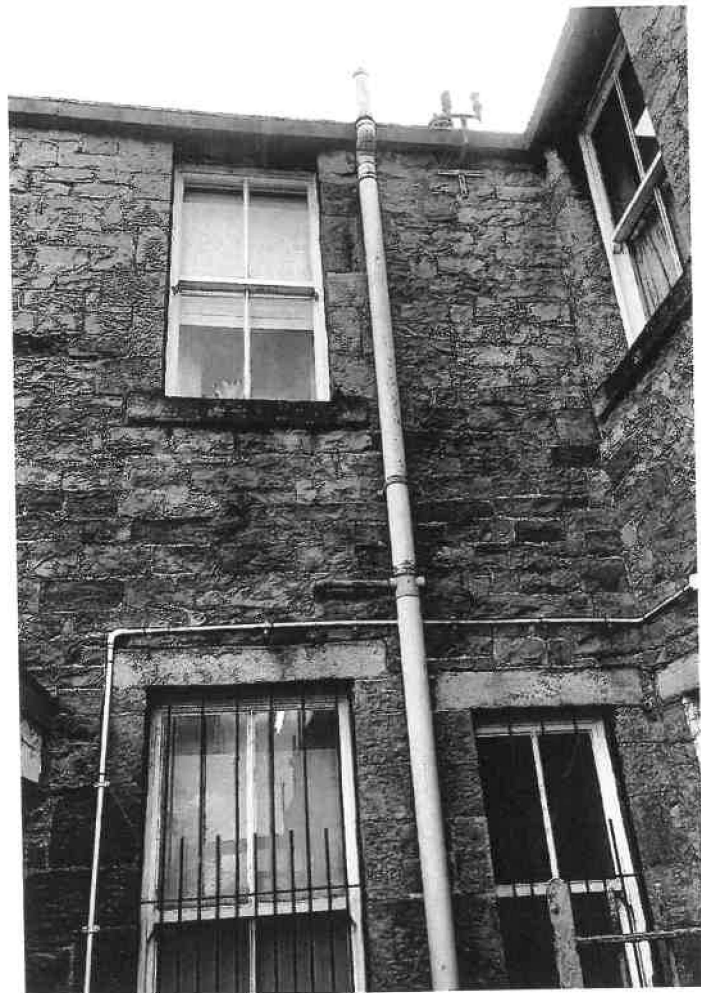
P1



P2



P3



P4



P5



P6