



9 Berry Lane, Longridge

Application For Change of Use Supporting / Heritage Statement



A3796 rev 0

January 2023

PSA Design Limited
The Old Bank House
6 Berry Lane
Longridge
Preston PR3 3JA

Tel. 01772 786066
Fax. 01772 786265

www.psadesign.co.uk
mail@psadesign.co.uk

Planning Statement

Proposed Change of Use, 9 Berry Lane, Longridge.

Introduction

This Planning Statement seeks to demonstrate that the proposal is appropriate within the conservation area and not contrary to any relevant Development Plan Policies.

The statement will analyse the site, detail the proposal and assess this against the impact upon the conservation area.

Site and Property Description

The site is located on the south side of Berry Lane, at the higher end (south east) towards Market Place.

The application site is located within the Longridge Conservation Area and the building has been identified as a Building of Townscape Merit and therefore is a designated heritage asset. The surrounding area is characterised by commercial and residential premises. 9 Berry Lane is a two storey building fronting onto Berry Lane, adjacent to the former Methodist chapel. The property is part of a former pair of semi-detached stone cottages with access directly to the pavement of the main high street (Berry Lane). No 7 and the first floor of No 9 are occupied by a dental practice with the application site having been used until recently as a takeaway fast-food outlet.

The existing building is 2-storey in height with a 2-storey outrigger extension to the rear. Both have slate roof tiles, stone walls and timber windows with stone head and cill details.

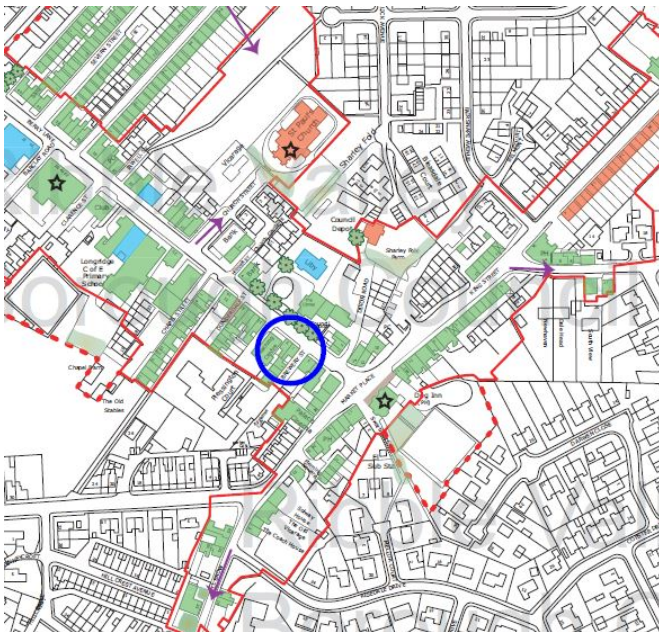


Fig 1 – Site Location within Conservation Area – Site circled in blue



Fig 2 – 1890 OS Map – Site circled in blue

Planning History

An application (3/1989/0004) for change of use to fast food outlet was approved 30/03/1989, followed by a successful application for consent to display advertisement and a further application pertaining to opening hours.

In 2005 No 7 received approval for change of use to Dental Surgery (3/2005/0273) and then in August 2007 consent was given for the first floor of No 9 to have change of use to dental surgery to extend the surgery from no 7 (3/2007/0607).

Signage for No 7 was approved in 2017 (3/2017/0138) and further extension of the dental surgery was approved last year (3/2022/0377) to include the premises at 1 Brewery Street.

Proposed Development

The applicant wishes to further extend the dental practice into the ground floor of No 9 and will in so doing become the sole occupier of the premises. to provide extended dental health care in Longridge. No external alteration is proposed. All access will be via a new internal opening connecting the existing waiting room to the proposed two new additional surgeries. The existing entrance door from Berry Lane will be retained but locked closed and not used, to maintain the façade.

Planning Policy

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Sustainable Development
- Key Statement DMI2 – Transport Considerations
- Key Statement EN5 - Heritage Assets
- Key Statement EC1 – Business and Employment Development

Policy DME4 – Protecting Heritage Assets
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport & Mobility

National Planning Policy Framework (NPPF)
Clitheroe Conservation Area Appraisal
Planning (Listed Buildings and Conservation Areas) Act 1990

Principle of Development:

The existing surgery and adjacent property are located within the Main Centre Boundary of Longridge (MCB1). Given the proposal seeks consent for that of an existing business, Key Statements EC1 is engaged for the purposes of assessing the proposal.

In this respect Key Statement EC1 states that *'employment development will be directed towards the main settlement of Clitheroe, Whalley and Longridge as the preferred locations to accommodate employment growth'*. In this respect, notwithstanding other development management considerations, the proposed expansion of the existing surgery facilities are considered to closely align with the aspirations of Key Statement EC1.

Impact Upon Designated Conservation Area:

Given the proposal site lies within the defined Longridge conservation Area, consideration must be given in respect of the proposals compliance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy. However, given the proposal does not involve any exterior alteration or additions, it is not considered that there are any physical aspects of the proposal that would have any undue measurable impact upon the character or visual amenities of the designated area.

Impact Upon Residential Amenity:

Taking account that the proposal does not involve any external additions or alterations, it is not considered that there are any physical aspects resultant from the proposal that would have any undue impacts upon existing neighbouring residential amenity.

Visual Amenity/External Appearance:

Given the proposal does not involve any external alterations/additions it is not considered that the proposed change of use will result in any undue impacts upon the visual character or visual amenities of the area.

Landscape/Ecology:

No implications resultant from the proposal.

Transport:

The site is located in a sustainable location in the centre of Longridge, which is well serviced by public transport such as buses via hourly services. The bus stops are located within walking distance of the site.

Should customers live more locally, with the surgery being a local need, customers could walk to appointments. This mode of travel is likely to occur given the lack of parking facilities at the site.

That being said, should customers choose to drive to the surgery there are a comprehensive package of Transport Regulation Orders along Berry Lane which should prevent inappropriate parking. These bays along the road have limited waiting times, allowing for vehicles to park along the public highway for one hour during 9am-6pm Monday-Saturday. There is also a public car park located along Barclay Road which is within walking distance of the site should the waiting bays along Berry Road be full to capacity.

Summary/Conclusion

The proposal is for a change of use from fast food to dentist.

The proposal will have no detrimental impacts on the building, local area and surroundings, local residents, infrastructure, etc.

We respectfully request that this proposal is therefore considered an appropriate change of use to the property.