

Rosenburgh Paythorne Clitheroe BB7 4JD

Erection of a side extension, demolition and rebuilding of a residential annex and erection of an external storage shed

PLANNING STATEMENT

June 2023



REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning are retained by Mr Simon Moore ('the applicant') to progress a full planning application for the erection of a single storey side extension, the demolition of existing garage and storerooms and erection of a residential annex and storage shed ('the proposed development') at Rosenburgh, Paythorne, Clitheroe BB7 4JD ('the site').
- 1.2. The application is made to Ribble Valley Borough Council ('the Council' 'the LPA').
- 1.3. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. This Planning Statement will demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and that there are other significant material considerations which indicate that planning permission ought to be granted.
- 1.4. This statement should be read in conjunction with the submitted application package, which includes the following documents:
 - Drawn information;
 - Rosenburgh Existing 001
 - Rosenburgh Existing Site Plan and OS Plan 002
 - Rosenburgh Proposed Extension 003
 - Rosenburgh Existing Outbuildings 004
 - Rosenburgh Proposed Annex 005A
 - Rosenburgh Proposed External Store 006B
 - Bat PRA Report Rosenburgh Paythorne Clitheroe BB7 4JD
- 1.5. Should the Local Planning Authority require anything further to ensure the positive and speedy determination, then it is requested that the agent is contacted in the first instance.



/2 SITE DESCRIPTION AND PLANNING HISTORY

Site Description and Constraints

- 2.1. The site is located in the village of Paythorne, which is located approximately 3.5km to the north of the town of Gisburn. The settlement is of a rural character with open fields surrounding the properties. This can be seen below in Figure 1.



Figure 1: Site Area (Source: Google Earth)

- 2.2. The village is predominately composed of the Twyn Ghyll Holiday and Leisure Park, located roughly 135m to the north west of the site. Additionally, there is another holiday lodge park, 'Higher House Lodges' located adjacent to this park, roughly 190m due north of the application site.
- 2.3. There is one public house within Paythorne, the Buck Inn, directly to the south of the application site, which is connected to another large holiday let, the 'Hawthornes'. The Paythorne Methodist Chapel is the only other public amenity in the area, located to the south of the pub.
- 2.4. In terms of site constraints, it is located within Flood Zone 1, where risk of all types of flooding are at their lowest. The site has a Public Right of Way (FP0331023) running along its southern boundary, seen below in Figure 2 and is also located within a Mineral



Safeguarding Area, but given the existing development at the site and the scale of the proposals, this is to remain unaffected.



Figure 2: PRoW Map (Source: MARIO Maps)

- 2.5. The nearest listed building is the aforementioned Paythorne Methodist Chapel which is 70m to the south east of the site. The chapel is Grade II listed and is allocated list entry number 1072083. The Chapel was first listed on the 27th of April 1984, with the description of the building as follows:

"Methodist church, 1830. Squared sandstone rubble with stone slate roof. One storey, 2 bays. Windows sashed with glazing bars and plain stone surrounds. The central door has a stone surround with plain sunken panels. Above is a plaque inscribed 'WESLEYAN CHAPEL 1830'. Chimney on right-hand gable. Inside there are raked panelled pews."

- 2.6. Due to the nature and scale of the proposed development, there will be no harm to the nature or setting of this heritage asset.

Planning History

- 2.7. A search of Ribble Valley Borough Council's planning application register has revealed the following previous applications:

- **3/2019/0343** | Prior notification for a new road to provide access to the land to the rear of Rosenburgh | **REFUSED 21/05/2019**



- **3/2019/1068** | Construction of first floor bedroom extension over existing garage; construction of new stable block; construction of new ménage adjacent to stables | **APPROVED 09/03/2020**
- **3/2020/0270** | Non-material amendment to planning permission 3/2019/1068 to allow re-siting of previously approved stables and formation of muck heap in garden to Rosenburgh | **REFUSED 14/04/2020**

2.8. The Council have clearly approved additional buildings at the site in the recent past, including the stable block and ménage erected to the rear of the main dwelling. As such, it is trusted that developments that are of an appropriate and proportionate size can be deemed acceptable.



/3 PROPOSED DEVELOPMENT

- 3.1. This proposal can be broadly broken down into three distinctive components, which form this full planning application. The following paragraphs look to detail the varying elements of the development:

Dwelling Extension

- 3.2. The dwelling at the site has an existing single storey extension, which features a sloped roof with solar panels. This existing extension occupies half of the south elevation. As part of the proposals, the applicant intends to remove this existing extension, referred to on the submitted plans as a 'Garden Room'.
- 3.3. The existing single storey extension will be replaced by a larger single storey extension, which will again sit south of the dwelling. The extension will be composed of stone up to the dampcourse, while treated larch cladding and hardwood fascias will be utilised, along with a slate roof which will match the dwelling. Sliding doors are also to be utilised, which will provide convenient access to the amenity garden area.

Residential Annex

- 3.4. The proposals also intend to remove the existing chicken coop, garage, garage store, and additional garden room, to facilitate the necessary space to erect a residential annex. As seen on the proposed plans (ref. Rosenburgh Proposed Annex 005), the new annex is a similar footprint to the existing outbuildings, occupying broadly the same area.
- 3.5. The proposed residential annex will be utilised in connection with the existing dwelling at the site; hence, the exclusion of a kitchen. Nonetheless, the single-storey annex will include two bedrooms, a shared bathroom, living room, and kitchenette. The proposed annex will be marginally taller than the existing buildings, standing at 3690mm in height, albeit featuring a sloped roof.
- 3.6. The residential annex will mimic the design of the proposed single storey extension to the dwelling, utilising treated larch cladding and hardwood fascia, while dark grey UPVC windows and doors will be utilised.



External Storage Shed

- 3.7. An external storage shed is to be erected to the east of the site. Appropriate landscaping, in the form of shrubs/trees, will be utilised to limit any visual impact and provided suitable screening. This structure will be used for the storage of items including maintenance equipment, given the loss of existing storage space at the site, which is to be required to ensure that the annex is sited adjacent to the host dwelling.
- 3.8. This building will be of a single storey, composed of Treated Larch cladding and will include a profiled roof sheeting, to mimic the design elsewhere at the site. This building will also feature a pitched roof, while the structure has an open front elevation for ease of access to materials.



/4 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that *'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'*. Said material considerations include any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2021).

Development Plan

- 4.2 The statutory Development Plan for the site comprises the Ribble Valley Borough Council Adopted Core Strategy (Adopted December 2014) and Housing and Economic Development Plan Document (HED DPD) (Adopted October 2019). These document establishes the vision, underlying objectives and key principles that will guide the development of the area to 2028.
- 4.3 An extract from the HED DPD Planning Map is provided at Figure 3 below. As can be seen from this map, the site falls within the Open Countryside (Policy ENV3) of the proposals map.



Figure 3 - Adopted Policy Map Extract



Core Strategy (Adopted 2014)

- 4.4 **Key Statement DS2: Presumption in Favour of Sustainable Development** echoes the NPPF, showing how the Council will favour proposals which reflect sustainable development.
- 4.5 **Policy DMG1: General Considerations** states that planning applications must be considerate of Design, Access, Amenity, Environment, Infrastructure and not prejudice future development which would provide significant improvement.
- 4.6 **Policy DMG2: Strategic Considerations** shows that development within the Open Countryside will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping, and siting. Where possible, development should be accommodated through the re-use of existing buildings.
- 4.7 **Policy DME2: Landscape and Townscape Protection** states that development should not significantly harm important landscape or landscape features.
- 4.8 **Policy DMH5: Residential and Curtilage Extensions** states that proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located.
- 4.9 **Key Statement EN2: Landscape** states that as a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
- 4.10 **Policy DMB5: Footpaths and Bridleways** shows that the Council seeks to retain, maintain, and where possible improve existing public rights of way.

Material Considerations

National Planning Policy Framework (2021)

- 4.11 The NPPF sets out the Government's planning policies for England and how these should be applied.



- 4.12 The National Planning Policy Framework (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.
- 4.13 The NPPF sets out Government planning policies for England and how these are expected to be applied. Paragraph 11 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF. For decision taking this means:
- Approving development proposals that accord with the development plan without delay; and
 - Where the development plan is absent, silent or relevant policies are out of date, grant planning permission unless:
 - Any adverse impacts of doing so would significant and demonstrably outweigh the benefits, when assessed against the policies in the framework as a whole; or
 - Specific policies in the framework indicate development should be restricted.
- 4.14 Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being;*
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to*



improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

- 4.15 **Paragraph 20** states that strategic policies set out an overall strategy for the pattern, scale, and quality of development, providing for the needs of all.
- 4.16 **Section 12** of the NPPF relates to achieving well-designed places, with **Paragraph 126** stating that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.17 **Paragraph 130** asserts that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



/5 PLANNING POLICY ASSESSMENT

Principle of Development

- 5.1 The proposals will allow the applicants to revitalise the site, which includes the existing dwelling and the wider curtilage, through the demolition of existing structures, and the erection of a replacement extension, a single-storey annex, and an external store room. Overall, the proposals will create an attractive development which meets their needs, without compromising the site itself, or the wider settlement of Paythorne, including the nearby Grade II Listed building and any neighbouring properties.
- 5.2 The proposals take a holistic approach to the development of the site, hence why all of the proposed structures are to be composed of similar materials that reflect one another, as well as reflecting the materials of the existing dwelling and structures at the site. In brief, the prevailing aim was to create a homogenous development that fits into the surrounding context, in line with Policy DMG1.
- 5.3 The proposals will improve the quality of built form at the site, especially in the case of the proposed annex. At present, the buildings which make up the garden room, chicken coop, garage and garage store are in a tired state. As such, the proposed annex will uplift the quality at the site and consolidate the built form into one singular single storey structure.
- 5.4 Moreover, it is pertinent to note that the proposed annex would not result in any additional pressures on traffic or infrastructure in proximity to the site, given that the building would be used in connection with the existing dwelling at the site.
- 5.5 While the height of the annexe is greater than the existing structures, this is necessary to accommodate being used as ancillary living quarters, with the use of a sloped roof reducing any perceived impacts. In terms of potential overlooking of the annex onto the neighbouring property, it is accepted that the building is a meter taller than existing but this would not induce any heighten impacts on amenity when viewed from 'The Hawthorns'.
- 5.6 With regards to the proposed single storey extension to the existing dwelling, this will replace the existing extension to the dwelling which occupies part of the southern elevation. The proposed extension is marginally larger than the existing, which sits of the same elevation, while the proposed sliding doors will provide convenient access to amenity areas.



The design of the replacement extension is viewed as a betterment when compared to the existing one due to the use of materials that match the dwelling and other structures, both existing and proposed, at the application site.

- 5.7 The final element of the proposed development relates to the proposed external storage structure which will be 7x12m in size and located to the east of the site, with planting undertaken to screen this single-storey structure. The site currently benefits from external storage structures; however, these are to be removed as part of the proposals to facilitate the space in proximity to the existing dwelling where the annex is to be located. Nonetheless, the external storage structure is to be composed of treated larch cladding to mimic those proposed at the site.
- 5.8 While it is acknowledged that the proposals are generally contained within a similar footprint of the existing built form at the site, it is also acknowledged that the proposed external storage structure will be relatively large and sited within a location that currently contains no similar structures. The external storage structure will be sited to the northern boundary of the site, next to the existing car port and wood store, to form a cluster of development here.
- 5.9 Overall, it is deemed that holistically, the proposals would not be detrimental to the plot, largely contained within the existing curtain of built development. The external storage area, whilst large, would not appear as an incongruous structure, given the siting of this in proximity to other buildings at the site (car port and wood store). Moreover, the location of said storage building is away from the neighbouring public house and holiday home, to further minimise any impacts, particularly visually.
- 5.10 Clearly, the proposals would not result in the loss of any landscape significance for the site, given that the works largely replace the existing built form at the site, with marginal increases in built footprint and height, which is compliant with both Policies DMG1, DMG2, and DMH5.

Design

- 5.11 All of the proposed works at the site are of the same style, composed of Treated Larch cladding, as shown within the plans package. This is consistent with the site at present and fits the rural nature of the settlement of Paythorne. This remains in line with Paragraph 126 of the NPPF as well as Policy DMG1 of the Core Strategy.



- 5.12 The submitted plans also illustrate the planting that is proposed along the boundary of the site to the east. This would join with the existing mature trees on site and would screen the proposed outbuilding from Kiln Lane and increase the privacy of the site from the road.

Sustainable Development

- 5.13 Key Statement DS2 echoes Paragraph 11 of the NPPF, establishing that the Council will favour development which reflect sustainable development. Considering the NPPF as a whole, it is important to note that Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At Paragraph 8 it states that:

'Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).'

- 5.14 These objectives being an economic, a social and an environmental focus. Regarding the economic objective, the development will make use of local firms and, during construction and removal works, will make use of local tradespeople from the area. The development will mean that the construction period will bring revenue to the local economy and any contributions will add economic benefit to the Council.
- 5.15 Regarding the social objective, the development will help to support local people, creating a residential annex at the site that will be used in connection with the primary residence. In turn ensuring the property provides the necessary space to accommodate the needs of the occupant, removing the need to move properties.
- 5.16 Relating to the environmental objective, the development will make use of sustainable building practices, and use a previously developed site so as to minimise the intrusion onto natural open surrounding land.

Technical Considerations

Ecology



- 5.17 A daytime bat survey was undertaken to determine whether bats were present within the buildings which are proposed to be demolished. The survey concluded that there was no evidence of bats on the site and as such, there was no issues regarding ecology which would prevent the proposal being undertaken.

Heritage

- 5.18 There is only one heritage asset within the vicinity, Paythorne Methodist Church, located roughly 70m to the south east of the site. Given the scale of the proposed development at the site, it is likely there will be no impact upon the setting of the heritage asset. There are no sightlines of the site from the heritage asset itself, being blocked entirely by the existing buildings at the Buck Inn. All of the proposals as part of the application are in keeping with Paythorne and none look out of place as it stands. As such the proposals have no impact on the heritage asset or its setting.

Summary

- 5.19 Overall, the proposed development is a well-designed scheme which makes appropriate use of the space at the site, without overdeveloping it. There are no technical or physical constraints which preclude the development from taking place. The proposals will enhance the built quality at the site which will improve the immediate setting as well as the surrounding area, while enhancing the facilities available at the site, creating a sympathetic development that complies with both local and national policy.



/6 CONCLUSION

- 6.1 PWA Planning are retained by Mr Simon Moore to progress an application for the erection of a single storey side extension, the demolition of existing garage and storerooms and erection of a residential annex and storage shed at Rosenburgh, Paythorne, Clitheroe, BB7 4JD.
- 6.2 The proposals include the extension of the existing dwelling to create a larger garden room on the south elevation, which be clad in Timber to blend in with the rest of the site. The proposals also include the removal of the existing garage, external storerooms, and chicken coop to create a residential annex. This proposed annex is also to be clad in the same wood finish to create a consistent, attractive, harmonious design across the site. The annex provides some room for houseguests to stay, while still remaining subservient to the main dwelling.
- 6.3 Finally, the proposed storage shed will replace the space lost through the creation of the residential annex. While this is a large structure, such developments are not out of place within the Open Countryside. There are other farm uses and former barns in the immediate vicinity of a similar size, scale, and profile.
- 6.4 There are no technical constraints which would prohibit the development at the site, including heritage matters or flooding, while there are also no arboricultural issues or ecology issues, with no evidence of bats within the buildings to be demolished. The nearby Pubic Right of Way will also be unaffected by the proposals.
- 6.5 As such, for the reasons identified in this statement, it is considered that this application represents a sustainable development and should be approved without delay.



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