

6B The Dene, Hurst Green, Clitheroe, Lancashire BB7 9QF

Full planning application for the erection of an extension to the north of the property, replacement of existing conservatory and modification to existing window openings.

PLANNING STATEMENT

March 2024



REPORT CONTROL

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/1 INTRODUCTION

- 1.1. PWA Planning is retained by Reilly Developments Ltd ('The Applicant') to progress a full application for the erection of a single storey extension off the northern gable end, demolition of existing conservatory and store and replacement with new extension on the same footprint and minor reconfiguration of existing openings ('The Proposal'). The applications site is the property known as 6b The Dene, Hurst Green, Clitheroe, Lancashire, BB7 9QF ('The Application Site'). The planning application is made to Ribble Valley Borough Council ('The Local Planning Authority') as a full planning application, relating to the red edge application site boundary defined by the Location Plan.
- 1.2. 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 look to demonstrate that the proposals accord with the provisions of the relevant policies of the Development Plan, and moreover that there are other significant material considerations which indicate that planning permission ought to be granted.
- 1.3. This statement should be read in conjunction with the submitted application package, which includes the following documents:
 - 1 APP form, relevant certificates and notices;
 - Planning Statement (this document);
 - Drawn information: -
 - Location Plan – 1454-PL01
 - Block Plans - 1454-PL02
 - Elevations and Floor plans – as existing - 1454-PL03
 - Elevations and Floor plans – as proposed - 1454-PL04



/2 SITE DESCRIPTION

- 2.1. The application site is situated to the north of The Dene, located in Hurst Green and lies within the designated Area of Outstanding Natural Beauty. The site includes an existing residential property, known as 6b The Dene, which is a detached bungalow. The site within its context can be seen in the supporting Location Plan and is also shown in the aerial image below in Figure 1.



Figure 1: Map of the surrounding area (Source: Google Earth)

- 2.2. The Dene is largely characterised by ribbon residential development. Properties are of varying sizes, garden lengths and some contain extensions. To the east of the site is the village of Hurst Green which contains a number of amenities including a café, restaurant/hotel and a primary school. Beyond the village, land is largely agricultural.
- 2.3. Regarding physical constraints to the development of the site, the site lies within Flood Zone 1 whereby flooding risks are considered low. Moreover, the site is in close proximity to a grade II listed building (The Bailey Arms) and the site also falls within the Hurst Green Conservation Area. The site has an undulating topography, with the property built into the hillside, which slopes down to the west.



/3 PLANNING HISTORY

- 3.1. A search of the Ribble Valley Borough Council online planning register has been carried out in order to understand the planning history relevant to the site and the proposed development. The relevant applications found on site are detailed below:
- **3/2016/0706:** Felling of 1 larch tree and 1 douglas fir that are over growing the house and planting of 1 tree of limited size to screen house. Approved, 1st September 2016.
 - **3/2012/0252:** Proposed removal of the existing lean-to extension to be replaced by a new Conservatory and utility room extension. Approved, 22nd May 2012.
 - **3/2011/0891:** Application for a Lawful Development Certificate, for the proposed removal of the existing lean-to extension to domestic dwelling and provide a new conservatory and utility extension, with drainage to connect into the existing system. Refused, 11th January 2012.
 - **3/2002/0036:** Provision of first floor bedroom. Approved, 16th May 2002.
- 3.2. It is worth noting that application 3/2011/0891 was refused and one of the reasons stated was that permitted development rights relating to any future extensions, including development within the curtilage were removed from the property with application 3/79/0338. Hence the refusal to grant the certificate is not confirmation that the development was not acceptable had formal planning permission been sought.
- 3.3. Other relevant applications in the locale include:
- **3/2018/0974:** *Proposed single storey rear extension and canopy to front elevation of Fox Fall House.* Approved 21st December 2018.
 - **3/2017/0188:** *Proposed single storey extensions at the rear and side of the house and replacement windows.* Approved, 28th April 2017.
- 3.4. The above referenced applications are located within close proximity to the property and relate to extensions to properties in the AONB and the Hurst Green Conservation Area. This demonstrates the Council's willingness to approve appropriate extensions in this location.



/4 PROPOSED DEVELOPMENT

- 4.1 The application relates to a detached property known as 6b The Dene, which is located in the village of Hurst Green. The proposal includes a number of separate works which are detailed below individually:

Single Storey Side Extension

- 4.2 A relatively small single storey side extension is proposed off the northern gable end. This extension will form a dressing room and ensuite to the main bedroom. The extension will not sit higher than the existing ridge and will still retain a suitable stand off from the boundary of the curtilage. The extension will be finished to match the existing dwelling.

Replacement of Existing Conservatory and Store

- 4.3 It is proposed to demolish the existing conservatory and store and rebuild, to the same scale, to provide a more permanent and useable space. The extension would occupy the same footprint, though be marginally set back from the rear elevation to ensure its subservient. It would have a flat roof, no taller than the conservatory and as with the northern extension would be finished to match the existing dwelling.

Reconfiguration of Existing Openings

- 4.4 Along the primary elevation it is proposed to add an additional window to serve the main bedroom. Not only does this break up what is a long frontage but it compensates for the loss of the existing window on the gable end, where the proposed extension will go. It is also proposed to reposition the existing window to further break up the frontage.
- 4.5 On the southern elevation the ground floor window is to be removed and the windows associated with the conservatory at lower ground level will also be replaced with those forming part of the extension. On the western elevation a second lower ground floor window is to be added to increase the level of natural light, though existing window at the same level on the northern elevation will also be removed.
- 4.6 These works collectively are not considered to materially alter the way in which the dwelling is appreciated and equally in every aspect represent subservient and minor alterations/additions.



/5 PLANNING POLICY CONTEXT

- 5.1 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."

- 5.2 The Development Plan for the site comprises the Ribble Valley Borough Council Adopted Core Strategy (Adopted December 2014). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and any local supplementary planning guidance documents considered relevant to the proposal, which are considered below.

Core Strategy (Adopted 2014)

- 5.3 The Ribble Valley Borough Council Core Strategy was adopted in December 2014 and therefore can broadly be regarded as containing relevant and up to date policies in the consideration of this application.
- 5.4 An extract from the Districtwide Local Plan Map is provided at Figure 2 below. As can be seen from this map, the site falls within the ENV1 'Area of Outstanding Natural Beauty' policy of the proposals map. The site also falls within the Hurst Green Conservation Area and is regarded as being a building of Townscape Merit.

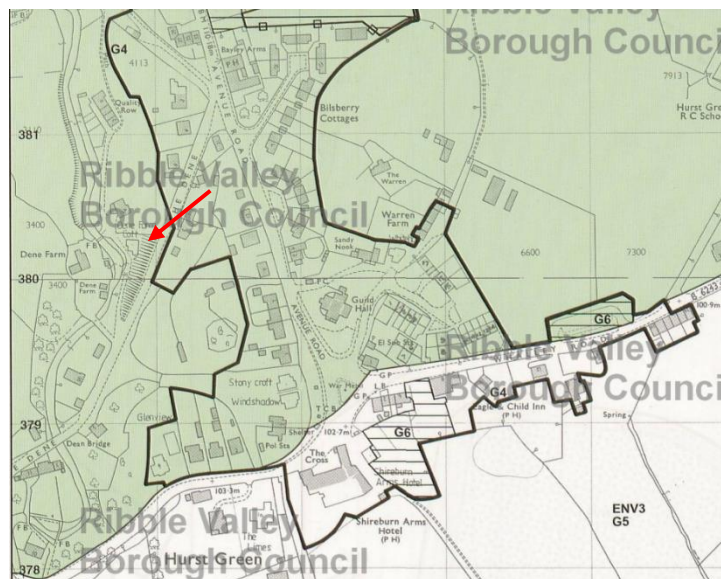


Figure 2: Policy Map Extract (Ribble Valley Borough Council Policy Map)

- 5.5 The relevant policies of the Core Strategy are considered below:
- 5.6 **Key Statement DS2: Presumption in Favour of Sustainable Development** echoes the NPPF, showing how the Council will favour proposals which reflect sustainable development.
- 5.7 **Key Statement EN2: Landscape:** states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Development will be expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style and building materials.
- 5.8 **Key Statement EN3: Sustainable Development and Climate Change** shows that the council will seek to ensure all development is sustainable in its design and building standards, in order to address climate change.
- 5.9 **Key Statement EN4: Biodiversity and Geodiversity** illustrates that the Council will seek to conserve and where possible, enhance the area's biodiversity and geodiversity to preserve habits and species.
- 5.10 **Key Statement EN5: Heritage Assets** shows that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.



This includes considering any development proposals which may impact on a heritage asset or their setting.

- 5.11 **Policy DMG1: General Considerations** states that in determining planning applications, all developments must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles from the CABE/English Heritage building on context toolkit.
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment



1. Consider the environmental implications such as SSSIs, county heritage sites, local nature reserves, Biodiversity Action Plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.

- 5.12 **Policy DMG2: Strategic Considerations** states that development in the designated Area of Outstanding Natural Beauty should protect, conserve and enhance the landscape and character of the area.
- 5.13 **Policy DME2: Landscape and Townscape Protection** specifies that developments will be refused if they harm important landscape or landscape features such as traditional stone walls, ponds, woodlands, copses, hedgerows etc.
- 5.14 **Policy DME6: Water Management** states that developments shall not be approved where there is an unacceptable danger of flooding or if the proposal may increase flooding elsewhere.



5.15 **Policy DMH3: Dwellings in the Open Countryside and AONB** states that within areas defined as Open Countryside or AONB on the proposals map, residential development will be limited to:

1. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
2. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.
3. The rebuilding or replacement of existing dwellings subject to the following criteria:
 - the residential use of the property should not have been abandoned.
 - there being no adverse impact on the landscape in relation to the new dwelling.
 - the need to extend an existing curtilage

The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.

5.16 **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.

National Planning Policy Framework (2023)

5.17 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.

5.18 The NPPF broadly defines sustainable development in Paragraph as having three overarching objectives: economic, social and environmental.



- 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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.19 **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.

5.20 **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.

5.21 **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.

5.22 **Section 15** of the NPPF states that planning decision should contribute to and enhance the natural and local environment. **Paragraph 176** goes to state that great weight should be given to conserving and enhancing landscape and scenic beauty of AONBs.



/6 PLANNING POLICY ASSESSMENT

Principle of development

- 6.1 The proposed development seeks permission for the erection of a single storey extension off the northern gable end, demolition of existing conservatory and store and replacement with new extension on the same footprint and minor reconfiguration of existing openings. As the proposal relates to domestic alterations to a dwelling, the principle of development is considered generally acceptable given that the works would be undertaken within the curtilage of the existing dwelling and are all typical characteristics of other dwellings in the area of a similar age. However, given the site is located within the Area of Outstanding Natural Beauty (AONB) Policy EN2 and paragraph 176 of the NPPF need to be considered. According to Policy EN2, the preservation, conservation, and enhancement of the landscape and character of the Forest of Bowland AONB are paramount. It sets the expectation that any developments must integrate with the landscape's distinct character, encompassing local aesthetics, architectural styles, scale, features, and choice of building materials.
- 6.2 The property itself is not considered to be a designated heritage asset, with its architectural attributes being fairly modern and not similar to the historical buildings in the surrounding area. Notably, the property is not visible from the main road 'The Dene' as it is positioned further off road on lower ground, and the view is obscured by the hedges and trees located along The Dene.
- 6.3 As the existing property is not considered to impact the character of the area despite its more modern appearance, it is considered that an extension mirroring the materials and features of the existing dwelling will not cause harm to the visual amenity of the area.
- 6.4 Furthermore, the scale and configuration of the proposed enhancements have been considered to ensure appropriateness, preventing any adverse impacts on the AONB and local character. Because the extension is positioned to the north of the property, it will be screened by the property itself and the hedges and trees as such, it will not be visible from The Dene. Equally the replacement of the conservatory is done at lower ground floor level which no visible unless viewed from within the site. Consequently, it is considered that the proposed development would not significantly detract from the area's character or landscape, aligning with what is outlined in Policy EN2 and should be accepted.



- 6.5 In summary, the proposal stands as a well-designed extension to the property, aiming to improve its functionality while remaining respectful of the AONB's distinctive landscape and architectural ethos as outlined in Policy EN2 and the NPPF.

Design and Heritage Impacts

- 6.6 Policy DMH5 specifies that extensions to existing residential properties must align with the principles outlined in Policy DMG1. According to Policy DMG1, all developments must harmonise with current and proposed land uses concerning their size, intensity, and nature. Moreover, they should incorporate style, features, and building materials that resonate with the local area.
- 6.7 The proposed ground floor extension will allow for a larger master bedroom on the upper ground floor. As previously mentioned, the exterior design of this extension will mirror that of the adjacent property, ensuring a smooth integration with the existing structure. Careful consideration has been given to ensure the extension maintains an appropriate scale in relation to the main dwelling, avoiding any sense of over development. Whereas the replacement of the conservatory and store simply seeks to make better use of the existing space and provide a room which has more permanence and is used all year round.
- 6.8 There would be no harm on the character of the conservation area through the introduction of the works given that there are properties in the vicinity which are extended. The new extensions will allow for an improved functionality of the property and therefore any perceived limited harm would be offset by the benefits that would arise from the additional amenities offered to the house.
- 6.9 Hence, it can be considered that the proposed development aligns with the local character of the area. Numerous properties in the vicinity already feature extensions and front driveways, establishing a precedent that this proposal complements. Consequently, the proposal complies with what is outlined in Policies DMG1 and EN2 of the Core Strategy.

Technical Considerations

Ecology



- 6.10 Policy EN4 states that the Council will protect and conserve the area's biodiversity and geodiversity. Negative impacts on biodiversity through development should be avoided. At present, there is a hardstanding with a shed located where the extension will be erected.
- 6.11 As such, the scheme is not considered to result in any negative ecological impacts on the site or the local area.

Flood Risk

- 6.12 Policy DME6 states that development will not be permitted where there would be a risk of flooding or could exacerbate flooding elsewhere.
- 6.13 The site is located in Flood Zone 1 and as such is not likely to increase flooding in the area.

Sustainable Development

- 6.14 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)'.

- 6.15 These objectives being an economic, a social and an environmental focus.
- 6.16 Regarding the economic objective, the development makes use of local companies and, during construction, will employ local tradespeople from the area to undertake the build. The social objective of sustainable development is met, through the replacement of existing built form, by way of extensions and alterations, opposed to any extensive demolition/rebuild work. In addition, this will result in environmental benefits, limiting carbon emissions and waste materials. In summary the scheme would meet the three objectives of sustainable development, the principle of the proposed development is therefore considered acceptable.



- 6.17 In terms of its social impact, the proposed development aims to significantly enhance the living space for the occupant, introducing a more spacious master bedroom which will in turn, improve the functionality and comfort of the property.
- 6.18 Relating to the environmental objective, the development will make use of sustainable building practices, and redevelop a previously developed area that forms part of an existing residential curtilage, currently operating as garden space so as to minimise the intrusion onto natural land surrounding. The scheme would also uplift the surrounding land, creating additional biodiversity and enhancement to the natural environment through landscaping. Furthermore, the building design incorporates high levels of insulation, triple glazing, creating a low energy development, which will be an improvement to the energy inefficient conservatory.

The Planning Balance/ Summary

- 6.19 This section of the Planning Statement has succinctly detailed how the proposed development can be deemed acceptable in the context of the Development Plan and the Framework.
- 6.20 Overall, the proposed development at 6b The Dene seeks to extend the residential property by introducing a carefully designed extensions to the upper and lower ground floor. These works will allow for the creation of a larger master bedroom and more useable dinning space, which will be designed to mirror the aesthetic of the existing building in the Area of Outstanding Natural Beauty (AONB). The design choices align with materials and features of the existing dwelling, ensuring compliance with relevant policies while contributing positively to the design of the building and the surrounding environment, respecting the character of the AONB.



/7 CONCLUSION

- 7.1 PWA Planning is retained by Reilly Developments Ltd to progress a full application for the erection of a single storey extension off the northern gable end, demolition of existing conservatory and store and replacement with new extension on the same footprint and minor reconfiguration of existing openings at 6b The Dene, Hurst Green, Clitheroe, Lancashire, BB7 9QF.
- 7.2 This statement has shown the proposal to be acceptable when considered alongside the Development Plan Policies. It complies with the criteria outlined in Policy DMH5, Policy DMG1, Policy EN2 and the NPPF. The proposal involves the erection of an extensions to the north and south of the property on the upper and lower ground floor that has been designed to be in keeping with the local character of the area and utilise materials to match the host dwelling.
- 7.3 There are no technical constraints which would preclude the development of an extension as demonstrated through this statement and supporting documentation. Given the above, the proposed development is considered acceptable and should be approved without delay.



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