



JUDITH DOUGLAS TOWN PLANNING LIMITED

11 Bridge End, Billington, Clitheroe BB7 9NU



Removal of timber staircase and replacement with a steel balcony.

Planning Design and Access Statement JDTPL0507

June 2024

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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE REMOVAL OF A TIMBER STAIRCASE AND REPLACEMENT WITH A STEEL BALCONY AT 11 BRIDGE END, BILLINGTON, CLITHEROE BB7 9NU

1 INTRODUCTION

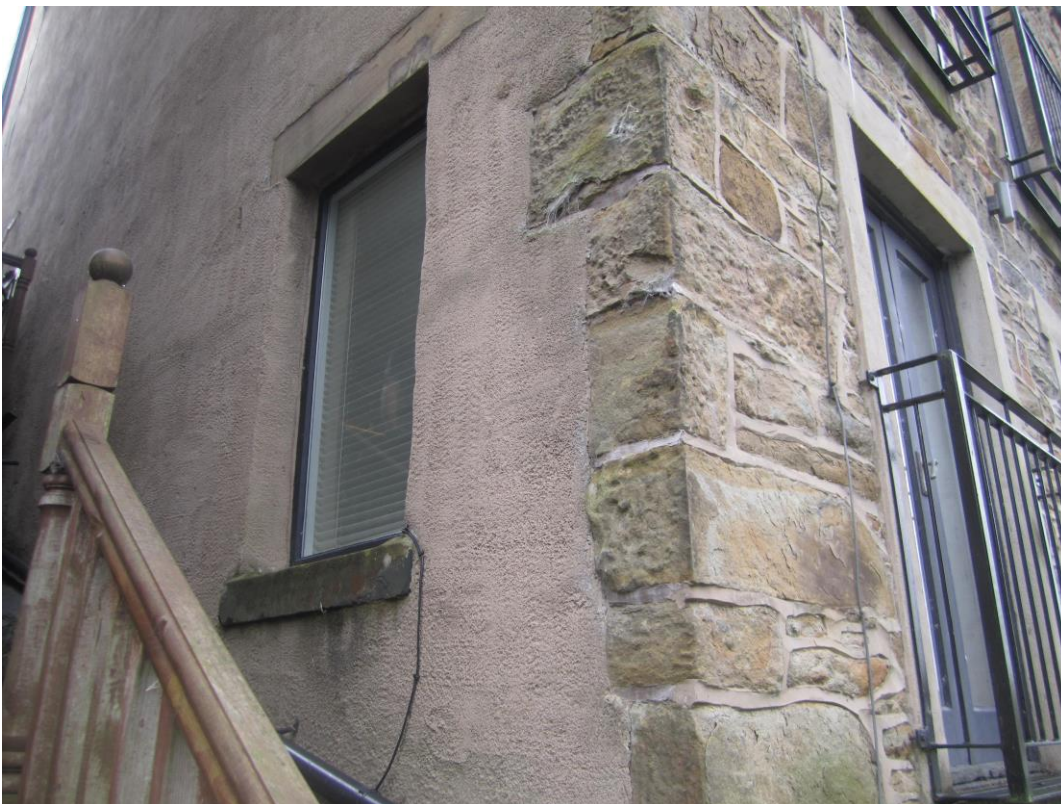
- 1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of householder planning application to remove an external staircase which links the dwelling to its garden and the construction of a steel balcony in its place
- 1.2 This statement provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:
Existing floorplans, Location plan and Block Plan 001
Existing Elevations 002
Proposed floor plans 003B
Proposed floor plans 004

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 11 Bridge End is a two-storey dwelling with an attic bedroom. The main elevation faces south onto Whalley Road and the 'ground floor' of the property is at the same level as Whalley Road. It is attached to 9 Bridge End so that they appear as a semi-detached pair from the street. There is another dwelling beneath 11 Bridge End so that the building is four storeys high when view from the north. The north elevation of the building faces the river Calder and the grounds of Whalley Abbey beyond the northern bank of the river.
- 2.2 There is a pedestrian gate from the road next to the western gable of the dwelling. This gives access to a timber platform. Off this is timber platform is a staircase with two flights of 13 stairs each and a landing halfway down which provides access to the rear garden. Access from the main living area to the timber platform is via a door in the gable.
- 2.3 Beneath the timber platform are older stone steps in two flights of 10 and 6 steps with a landing in between See photograph 1. There is a small window in the gable of the dwelling beneath 11 Bridge End which has opaque glazing. There is a window in the eastern gable of 15 Bridge End which looks over the timber staircase. This is a secondary window to the lounge. See photograph 2



1 Existing stone steps beneath the timber stairs.



2 Window in the eastern gable of 15 Bridge End.

2.4 11 Bridge End is just outside the settlement boundary of Whalley but within the conservation area boundary on the Housing and Economic Development, Development Plan Document (HEDDPD). The garden and part of the rear of the block of properties of which 11 is a part, is shown as being within a flood risk area on the Development Plan Document. The GOV.UK flood map for planning indicates this is flood zone 2 and 3.

2.5 The building is identified as a building of townscape merit on the Whalley Conservation Area Appraisal Map.

3.0 SITE HISTORY

3.1 The Council's website records no previous applications at 11 Bridge End. The following planning applications is recorded on the neighbouring property. The submitted drawings with this application show that the window in the gable of number 15 is a secondary window to the lounge of the property.

Application	Address	Proposal	Decision
3/2018/0842	15 Bridge End Whalley Rod Billington BB7 9NU	Single storey garden room extension to rear.	APPROVED WITH CONDITIONS Date : 07/12/2018

4.0 THE PROPOSED DEVELOPMENT

- 4.1 It is proposed to remove the timber staircases and platforms and replace this with a steel balcony on the western gable of 11 Bridge End within the passageway between 11 and 15 Bridge End. Access from the dwelling to the rear garden will be via existing flights of stone stairs.

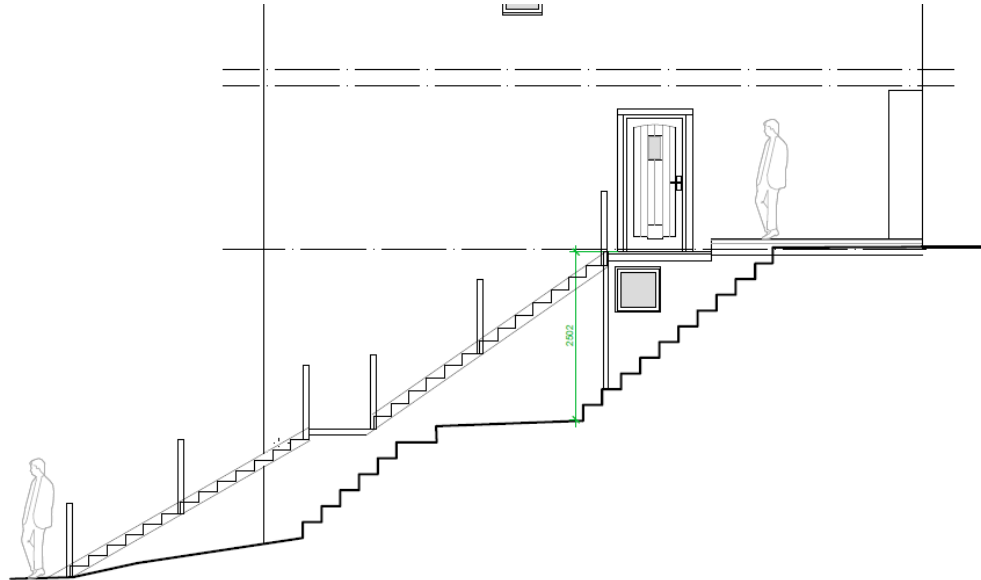


Figure 1 Part existing side elevation west showing the relative positions of the existing timber and stone staircases.

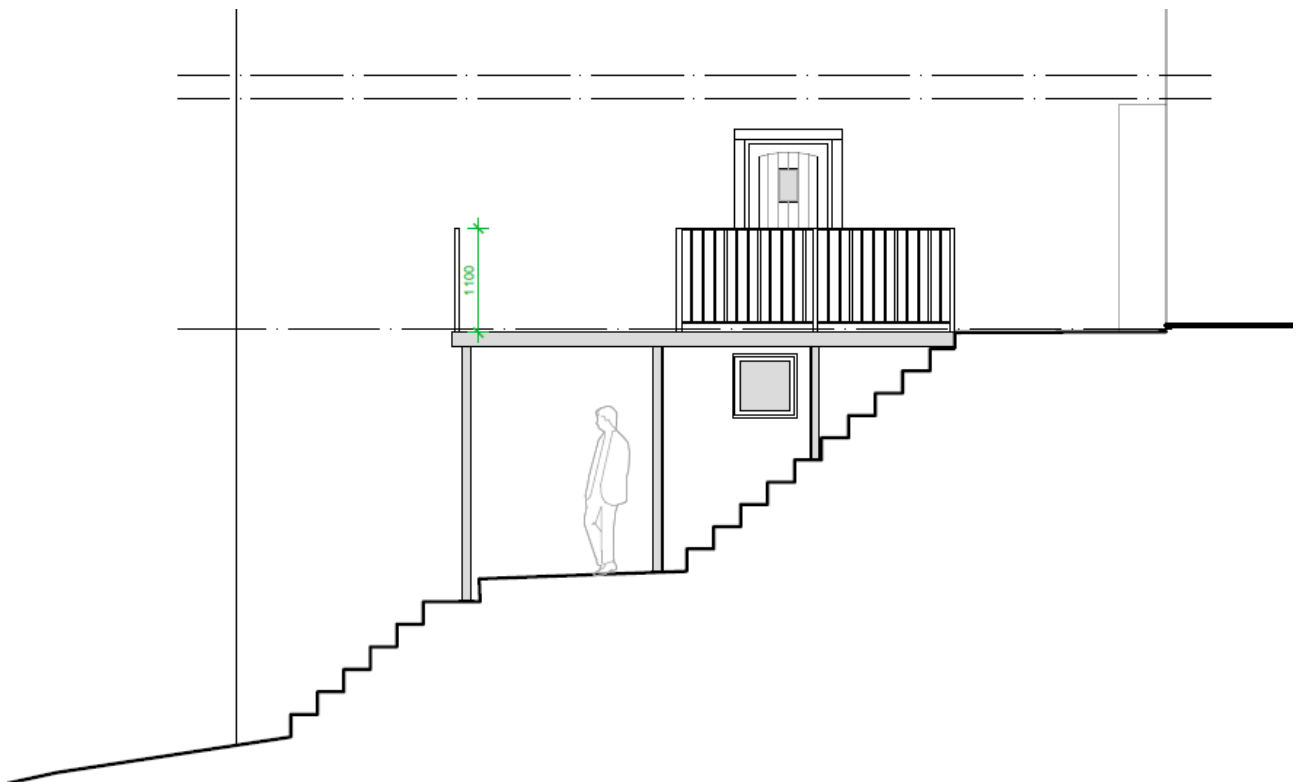


Figure 2 Part proposed side elevation west showing the existing stone staircases and the proposed balcony.

- 4.2 The proposed balcony has an overall length of 6.9336m and width of 2m. However, part of the structure is a walkway 0.922m wide and 2.889m long giving access to a modest area which can be used as an outdoor space which is 2m by 2.4m. The balcony is wholly within the passageway between numbers 11 and 15. It does not extend as far as the side window in the gable of number 15.

5 DEVELOPMENT PLAN POLICY

- 5.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

Core Strategy (2014)

- 5.2 The following policies are of relevance to the proposal:

Key Statement EN5: Heritage Assets
Policy DMG1: General Considerations
Policy DME2: Landscape and Townscape Protection
Policy DME4: Protecting Heritage Assets
Policy DME6: Water Management

- 5.3 The National Planning Policy Framework (2023) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 5.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 5.5 In relation to heritage assets paragraph 200, 203 and 206 of the Framework states
- 200 *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

“203 In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

“209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

6 EVALUATION

6.1 The main planning considerations are:

- The impact of the development on the character and appearance of the dwelling which is a designated as a building of townscape merit within the Whalley Conservation Area in relation to Key Statement EN5 Heritage Assets, policy DME4: Protecting Heritage Assets and policy DME2: Landscape and Townscape Protection.
- Potential impacts on the residential amenity of neighbouring residential properties Policy DMG1 General considerations.
- Flood risk considerations in relation to DME6 and the NPPF.

Location appearance and heritage matters.

- 6.2 The existing staircase projects beyond the rear wall of the house and further down the slope into the garden. The stone stairs beneath the timber stairs do not project beyond the rear wall. The removal timber stairs will be visual benefit. The proposed balcony is set well back from the rear elevation of the property. Its lightweight construction and use of black painted railing will mean that it will not be prominent when viewed from the rear of the property. The balcony is completely screen from views from Whalley Road by the existing stone wall with solid gate between the gables of 11 and 15 Bridge End.
- 6.3 The submitted heritage assessment states that the proposal *“would preserve the character and appearance of the conservation area, and no harm to designated or non-designated heritage assets would result, so it is entirely acceptable insofar as any impact on the historic*

environment is concerned". The proposal is an enhancement of the visual quality of the Conservation Area which is a designated heritage asset. The removal of the timber platform and staircase and the construction of the balcony will not harm the significance of 11 Bridge End or its neighbours which are designated as building of townscape merit and are therefore non-designated heritage assets. The proposal fully accords with the requirements of Key Statement EN5, Policy DME4 and DME2.

Residential amenity

- 6.4 The replacement of the timber stairs and construction of a balcony will reduce the impact on the side window of 15 Bridge End. The balcony is set far enough back from this window to avoid direct views into the lounge of 15 Bridge End. Reinstating the use of the older stone stairs which are at a lower level will also improve privacy.
- 6.5 The reduced length and elevation of the stone stairs as compared to the timber stairs will mean that the removal of the timber stairs will reduce overlooking of the rear gardens of the neighbouring properties. The width of the platform will be reduced from approximately 2m wide to 922mm wide above the opaque glass window to the dwelling beneath 11 Bridge End. This will increase the amount of light reaching that window. The proposal accords with the requirements of policy DMG1.

Flood risk.

- 6.6 The Environment Agency flood map for planning indicates that the site of the proposed platform is within flood zone 2. The NPPF 165 states *"Inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."* At 174 it states *"Applications for some minor developments and changes of use should not be subject to the sequential test or exceptions tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 59. The National Planning Policy Guidance"*. Minor development includes householder development. The balcony is householder development therefore the sequential test and exceptions tests do not apply.
- 6.7 The NPPF Flood Risk Vulnerability Classification set out in Annex 3. Annex 3 puts building used for dwelling houses in the "more vulnerable" category. The exception test which is set out in the National Planning Policy Guidance Flood risk and Coastal Change paragraph 31 says that it should be demonstrated that *"the development will be safe for its lifetime..."*. It is generally accepted that for minor developments such as extension to dwelling that the finished floor level of the extension is at the same as the existing property. The submitted

drawings show that the proposed balcony will be at the same level as the ground floor of the dwelling. It should be noted that 'ground floor' level of 11 Bridge End relates to Whalley Road. This corresponds to the second floor of the neighbouring property 15 Bridge End. In addition, the balcony is an outdoor amenity area and not primary living accommodation. In times of flooding people can move to higher ground through the ground floor of the house or directly onto Whalley Road via the gate onto the road.

- 6.8 The platform is constructed on top of metal supports to raise it above the ground level beneath. It replaces a timber platform and staircase in the same location. As such it cannot be said to increase flood risk elsewhere. Neither will the proposed balcony increase the likelihood of flood to the dwelling. The proposed balcony can be safely constructed in relation to flood risk and will not increase flood risk elsewhere as required by the NPPF and the NPPG. The proposal complies with policy DME6: Water management.

7 CONCLUSION

- 7.1 We have demonstrated that the proposed removal of the external staircase and platform and the construction of a steel balcony in its place is an enhancement of the visual quality of the Conservation Area which is a designated heritage asset. The removal of the timber platform and staircase and the construction of the balcony will not harm the significance of 11 Bridge End or its neighbours which are non-designated heritage assets. The development will not adversely affect the amenities of the adjacent residential. We have shown that the development is not in greater risk of being affected by flooding than the existing property and will not increase the risk of flooding elsewhere. The proposal complies with the policies of the Core Strategy and the NPPF.