



16 August 2024

Our Ref: Hag/1160/3535/GH

The Director of Planning and Development Control
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Dear Sirs

**Re: Our client - Ms G Hague, Sandrock, Avenue Road, Hurst Green,
Clitheroe, BB7 9QB – Proposed householder application for a
two-storey extension and internal alterations to Sandrock.**

We have submitted a householder planning application via the Planning Portal (Reference PP-13340911) for the development referred to above.

The application is accompanied by the planning application form, full plans and elevations of the existing and proposed development and site and location plans.

We trust that the Council has all the information that it requires to register and validate the application. If, however, any further information is required please will you let us know at your earliest convenience.

I set out below a description of the proposed development, information regarding an extant consent at the property that proposed a single storey extension where the current application proposes a two-story extension and an assessment of the proposal against the relevant planning policy.

The application proposes the erection of a two-storey extension on the north western side of the property where there is already an extant consent for the erection of a single storey extension that was approved under application 3/2014/0453/P. This permission remains extant because the permission was partly implemented in that the proposed mezzanine was constructed. The applicant has recently acquired Sandrock and wants to make alterations to the property so that it provides the accommodation that her and her family require.

The plans that have been submitted provide for an existing ground floor bathroom to be reduced in size and to provide a WC with part of the adjacent bedroom being used to accommodate a staircase into the first floor of the proposed extension and a corridor being created adjacent to the staircase to provide access into the ground floor of the proposed extension. A playroom will be created from what is left of the



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



affected bedroom and part of what was the bathroom. Part of the ground floor of the proposed extension will be used as an ensuite for the ground floor bedroom at the front of the house with the remaining space being a lounge/entertaining area. At first floor the proposed extension will provide a Jack and Jill bathroom, a bedroom at the rear of the property and an office/bedroom at the front of the property.

Sandrock does not appear as part of a street scene it is in a secluded location off the main residential street of Avenue Road, and it is surrounded by tree cover which will result in there being only limited views of the front of the proposed extension.

Sandrock is located just on the outside of the village boundary of Hurst Green and is within the Forest of Bowland AONB. The property also lies within the boundary of the designated Historic Park and Gardens of Stonyhurst College.

There are a number of policies in the adopted local plan that are of relevance in the determination of the planning application which we will mention and comment on below.

Key Statement DS2: Sustainable Development

This policy states:

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or*
- specific policies in that Framework indicate that development should be restricted*

We consider that the proposed development does accord with the policies in the local plan that it should therefore be approved.

Key Statement EN2: Landscape

This policy states:

The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected preserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

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

The proposed development does not have an adverse impact upon the landscape of the AONB, it is largely screened by existing mature woodland areas and to the extent that it can be seen it is in keeping with the character of the existing property and has similar vernacular style and building materials.

Key Statement DMG1: General Considerations

This policy is a general policy that is relevant to the determination of all applications in the Borough it covers matters such as design, access, amenity, environment and infrastructure.

In terms of the development proposed by this application design is probably the most important aspect of the policy and the proposed extension will be constructed from natural stone and will have a natural blue slate roof it will be similar to an extension that was erected some years ago on the opposite side of the original building and it will bring about a look of symmetry to the property balancing the development that has already taken place. We consider the proposal to be sympathetic to the existing dwelling and the surrounding area in terms of its size, massing and style. The new development will utilise natural stone rather than render which is the approved material for the extant single storey extension it will replace.

In terms of impact upon the surroundings this will be limited because of the relatively isolated location of the property and the surrounding tree cover. The proposed extension will be built to current building regulations standards and will be well insulated and therefore sustainably constructed.

There will be no increase in traffic and there will be no change to the current access arrangements.

The proposed development will have no adverse impact on the amenities of the surrounding area and will have no impact upon infrastructure.

We are firmly of the opinion that the proposal is in line with all of the criteria listed within Policy DMG1.

Key Statement DME4: Protecting Heritage Assets

This policy is of relevance to the application because the application site is located within the boundary of the designated Historic Park and Gardens of Stonyhurst College. However as can be seen from the delegated reports in respect of previous applications for the property in those cases each planning officer was satisfied that to all intents and purposes separated from the Historic Park and Garden and I have copied below an extract from the delegated report in respect of application 3/2014/0453/P:

the property lies within its own, densely screened curtilage, and is for all intents and purposes separated from the Historic Park and Garden, he did not consider that the proposal would have a detrimental impact upon the appearance or function of the area and that, as such, it complied with Policy ENV21. The requirements of Policy ENV21 are effectively carried forward by Policy DME4 of the emerging Core Strategy.

The approval of the proposed development will have no impact upon the designated Historic Park and Gardens of Stonyhurst College.

In summary, our client wishes to extend her property to improve the existing accommodation which is presently afforded. The proposal, we feel, represents an appropriate form of development and the design and size of the proposal would not cause any visual harm to the original part of the property and will not cause any visual detriment to the surrounding countryside, nor would it adversely affect any surrounding landowners and neighbours. There would be no increase in vehicle numbers using the property and therefore there will be no negative or adverse impacts on highway safety.

I look forward to receipt of this in due course, with details of the appointed planning officer.

Yours faithfully



Gary Hoerty

CC Ms G Hague