

Ashgrove Barn, 1 Shawbridge Street, Clitheroe Lancs. BB7 1LY.



Householder planning application and listed building consent application for adaptation of an existing domestic outbuilding for use as detached annexe accommodation

September 2024

[Planning, Design and Access Statement JDTPL0531](#)

Judith Douglas BSc (Hons), Dip TP, MRTPI

STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION AND LISTED BUILDING CONSENT APPLICATION FOR THE ADAPTATION OF AND EXISTING DOMESTIC OUTBUILDING FOR USE AS DETACHED ANNEXE ACCOMMODATION.

1 INTRODUCTION

- 1.1 This planning, design and access statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application and listed building consent application for the creation of detached annexe accommodation within an existing domestic outbuilding.
- 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:

7077 01 Existing plans and Elevations

7077 02A Location plan and site plan

7077 03A Proposed plans and elevations

Heritage Statement

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 Ashgrove Barn is a dwelling attached to Shaw Cottage and Ashgrove House. Shaw Cottage and Ashgrove House are listed building. The list description reads:

ASHGROVE SHAW COTTAGE, SHAW BRIDGE STREET

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley

District Type: District Authority

Parish: Clitheroe

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-May-1950

Date of most recent amendment: Not applicable to this List entry.

Details

SHAW BRIDGE STREET 1. 5295 (North-East Side) Ashgrove 19.5. 50. Shaw Cottage SD 7441 3/53 II GV 2. C17. 2 storeys, rendered. A gabled wing projects forward with a chimney at the peak. In the upper storey is a 4-light C17 window under a dripmould. A similar window below has been replaced by a square C18 window, but the original broad dripstone remains. To the left of this wing is a plain door and C18 3-light window in the ground storey and in the upper storey a C17 3-light window with a dripstone over the door, and an early C18 5-light window to the left. Also storage premises in stone. To the right, a C17 4-light window with label moulding above a C18 3-light window. Also to the right late C19 glazed porch, 2 later C19 windows of 2 lights. Ashgrove and Shaw Cottage form a group with Nos 49 to 67 (odd) which are buildings of local interest only.

Listing NGR: SD7473741688

- 2.2 The detached outbuilding at Ashgrove Barn has previously been converted to a garage and studio. It is not a listed building in its own right but is considered to be a curtilage listed structure. The heritage assessment suggests a date for the original construction of the outbuilding at between 1886 and 1912. The outbuilding forms part of the existing planning unit at Ashgrove Barn which is in use as a dwellinghouse, the outbuilding being in incidental use.
- 2.3 Ashgrove Barn is a two-storey dwelling built of stone formed as a barn conversion. Adjacent to it is a detached domestic outbuilding also two storeys but much smaller in scale and height. The outbuilding is also constructed out of stone and has a blue slate roof. The ground floor currently comprises a garage and the first floor is a studio with w.c.
- 2.4 Vehicle access to Ashgrove Barn is along Shawbridge, an adopted highway which runs along the rear of 49 to 67 Shawbridge Street. It also provides access to the football ground which is to the north of the site.
- 2.5 The site is within the settlement boundary of Clitheroe but outside the Conservation Area on the adopted Housing and Economic Development, Development Plan Document (HEDDPD).
- 2.6 The site is within flood zone 1 (least likely to flood).

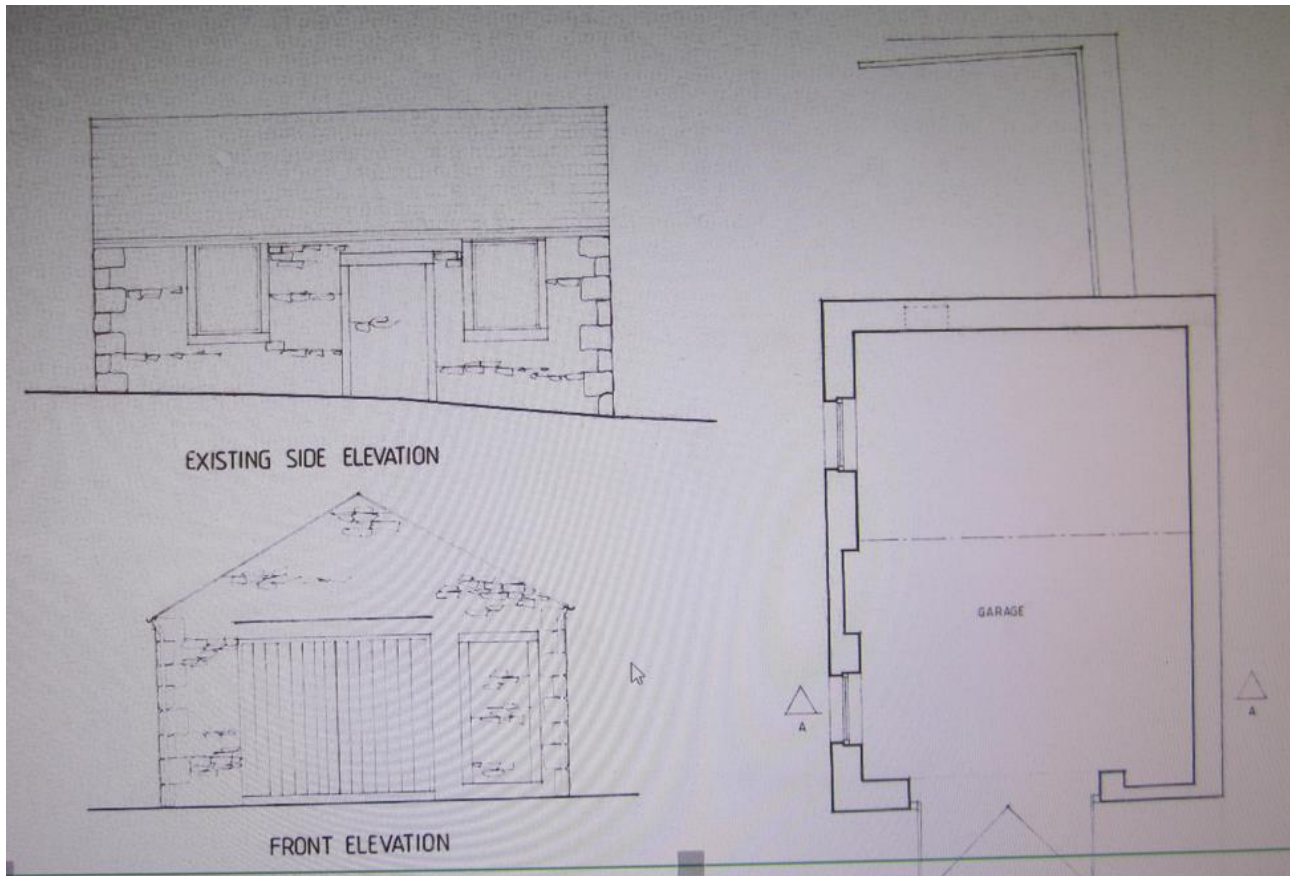
3.0 PLANNING HISTORY

3.1 The table below show previous planning applications which relate to the site. This might not be the complete planning history of the property.

App	Site	Description	Decision
3/2012/0999 Listed Building consent	Ashgrove Barn 1 Shawbridge Street Clitheroe Lancashire BB7 1LY	Proposed conversion of garage/games room to dwelling. (LBC)	Approved with conditions date : 18/12/2012
3/2012/0998 Planning permission	Ashgrove Barn 1 Shawbridge Street Clitheroe Lancashire BB7 1LY	Proposed conversion of garage/games room into dwelling.	Approved with conditions date : 18/12/2012
3/2009/0958 Listed Building consent	Ashgrove Barn 1 Shawbridge Street Clitheroe Lancashire BB7 1LY	Conversion of the garage/games room into a dwelling in the grounds of Ashgrove Barn.	Approved with conditions date : 17/12/2009
3/2009/0949 Planning permission	Ashgrove Barn 1 Shawbridge Street Clitheroe Lancashire BB7 1LY	Conversion of garage/games room into dwelling.	Approved with conditions date : 17/12/2009
3/1992/0075 Planning permission	ASHGROVE BARN, SHAWBRIDGE STREET, CLITHEROE	Extension over garage	Approved with conditions date : 26/03/1992
3/1992/0076 Listed Building consent	ASHGROVE BARN, SHAWBRIDGE STREET, CLITHEROE	Extension over garage	Approved with conditions date : 26/03/1992
3/1990/0122 Listed Building consent	THE BARN, SHAWBRIDGE STREET, CLITHEROE LBC	Formation of door and window openings to form residential dwelling	Refused date : 05/07/1990
3/1989/0617 Planning permission	The Barn, SHAWBRIDGE STREET, CLITHEROE	Conversion of barn to dwelling with integral garage	Approved with conditions date : 08/03/1990
3/1989/0089 Planning permission	The Barn, SHAWBRIDGE STREET, CLITHEROE	Conversion of first floor & part of ground floor from builders warehouse to private flat & garage	Refused date : 25/05/1989

3.2 The planning application and listed building applications in 1992 reference 3/92/0075 and 3/92/0076 Proposed extension over garage at Ashgrove Barn were granted permission for a first-floor extension above the existing detached garage to provide additional domestic accommodation. This permission was implemented.

- 3.3 Extracts of the submitted plans show that in 1992 the building was in use as a garage. See images below.
- 3.4 The permissions granted in 2012 for the conversion of the building to a dwelling were not implemented.



Details of the outbuilding as existing in 1992.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposed adaptation of the building will create a self-contained annexe for ancillary use to the dwellinghouse Ashgrove Barn. It is designed with open plan sitting dining and kitchenette on the ground floor and a double bedroom and bathroom on the first floor. The development proposes the following physical changes to the building:

Internal

- Internal drylining with steel studwork and insulation.
- Installation of insulation over the top of the existing ground floor slab.
- Installation of insulated partition wall behind the existing double external doors.
- Internal alterations, including creation of ground floor bedroom and bathroom and the removal of the first floor WC to form an open plan, kitchen, dining and living space.

External

- Removal of existing external flue pipe and installation of new boiler with balanced flue.
 - Reinstatement of existing bricked up window opening, and a new painted timber window installed.
 - Replacement of existing windows with new painted timber windows.
- 4.2 The annexe accommodation is intended for use by the occupier of Ashgrove Barn for visiting family members and guests. It is intended to be used in connection with, or incidental to the occupation of the existing dwelling. It is not intended to be occupied as a separate independent dwelling unit.
- 4.3 Whilst the development will remove the garage there remains adequate parking within the site for three vehicles.

5 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (December 2023).

Core Strategy (2014)

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

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable development.
Key Statement EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic considerations
Policy DMG3: Transport and Mobility
Policy DME2: Landscape and Townscape Protection
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and curtilage extensions

6 EVALUATION

6.1 The main issues to be considered are:

Principle of development

Visual and residential amenity

Impact upon the heritage significance of the listed buildings.

Highways and parking

Principle of development

6.2 The main policy relevant to this application is DMH5: Residential and curtilage extensions. Policy DMH5 sets out two criteria in relation to the extension of properties to provide annexe accommodation. These are:

"1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change

2. The extension should generally speaking provide only a modest level of accommodation."

6.3 There is no definition of what is considered to be a "modest level of accommodation" within the policy DMH5 or the Core Strategy as a whole. The policy is phrased to allow leeway of interpretation by including 'generally speaking' within the sentence describing the allowable level of accommodation. It is not explicit whether 'modest' refers to the physical size of the extension in relation to the existing residential property or the size in relation to the number of occupants.

6.4 Ashgrove Barn is four-bedroom dwelling (two ensuite), with house bathroom on the first floor and two large reception rooms and kitchen breakfast room on the ground floor. The proposed annexe accommodation is one bedroom accommodation and is modest in comparison to the host dwelling. The proposal in principle is compliant with policy DMH5.

6.5 The site is within the settlement boundary of Clitheroe in walking distance of amenities and services. The planning history shows that the Council has previously accepted that the building could be converted to a separate dwelling, and this was considered to be compliant with policies DMG1 General consideration and DMG2 Strategic Considerations. The proposal is to reconfigure existing incidental residential accommodation to create ancillary residential accommodation and is not creating a separate independent dwelling. There is no conflict in principle with the strategic policies of the Core Strategy Key Statement DS1: Development Strategy, Key Statement DS2: Sustainable Development or Policy DMG2 Strategic Considerations.

Visual and residential amenity

- 6.6 The development requires very minimal alterations to the external appearance of the building which includes the re-opening of an existing blocked doorway to create additional light into the proposed bathroom and to enhance the appearance of the building. The removal of an external flue and its replacement with a balanced flue to serve a new boiler, and the renewing of existing window frames. The proposal will enhance the appearance of the building in line with the requirements of policy DMG1: General Considerations and DME2: Landscape and Townscape Protection.
- 6.7 The existing windows in the building overlook the domestic curtilage of Ashgrove Barn. No new windows are proposed except for the re-opening of the block door to create a window to the bathroom. This faces towards the football field which is surrounded by a high fence and will be obscure glazed. The proposal will not result in any loss of privacy to neighbouring residential properties. The annexe will be occupied by family members and guests which would not give rise to concerns about noise. The proposal complies with policies DMG1 and DMH5 as visual amenity will be enhanced and residential amenity preserved.

Impact upon the heritage significance of the listed buildings.

- 6.8 The outbuilding to be converted into an annexe is considered to be listed by virtue of being a structure within the curtilage of a listed building. The planning history shows that the building had an additional floor added in the 1990's and prior to this the building was single storey. The heritage assessment points out that the outbuilding is not listed in its own right and is only of interest as part of the former farmstead at Ashgrove Barn and Shaw Cottage.
- 6.9 The majority of the works proposed are internal. Given that the building has been extensively altered in the past, including the addition of an upper storey the proposed alterations will have a negligible impact on the on the significance of the building. It is not anticipated that there will be any significant degree of harm to the interior of the building and the proposed alterations are expected to have a neutral effect. The external works are minor in nature and will result in a degree of enhancement to the building and therefore also the setting of both Ashgrove Barn and Shaw Cottage, through the improved external appearance of the building. The proposed external works are expected to have a moderate beneficial impact.
- 6.10 The proposal is compliant with the requirements of Key Statement EN5: Heritage Assets and Policy DME4: Protecting Heritage Assets. The proposal is compliant with the National Planning Policy Framework. The proposal will sustain the significance of the heritage asset and put it to a use which is consistent with its conservation as required by paragraph 203. It

will also enhance the appearance of this grade 2 listed curtilage structure and enhance the setting of the grade 2 listed Ashgrove Barn and Shaw Cottage

Highways and parking

- 6.11 Ashgrove Barn is four-bedroom dwelling, the proposed development will provide an additional bedroom bringing the total to five bedrooms. The proposal includes the loss of a single garage. The dwelling has the benefit of a large area of hard surfacing sufficient to park and turn at least three vehicles as require by the Lancashire County Council Car Parking Standards. The proposal accords with the requirements of policy DMG1: General Considerations and DMI2: Transport Considerations.

7 CONCLUSIONS

- 7.1 The proposed adaptation of the garage and studio to provide ancillary accommodation for relatives and guests of the occupier of the dwellinghouse Ashgrove Barn in principle accords with the policies of the Core Strategy and the National Planning Policy Framework. The proposal will lead to a visual improvement of the building and there is no adverse impact on the residential amenity of the neighbouring dwellings. There is no negative impact upon the historic significance of the building. The development does not raise any highway safety concerns and provides adequate parking. As we have described the proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.