

# A V Town Planning Ltd

Unit 3, 31-33 Kenyon Road, Lomeshaye, Nelson, Lancashire BB9 5SP  
Telephone No.: 01282 691744

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## Planning and Design & Access Statement

Construction of a self-build detached house with granny annex and double garage together with conversion of existing live/work unit to form workshop space to be utilised by the occupiers of the dwelling

The Works, Talbot House, Main Street, Gisburn BB7 4HD

January 2025

Alan Kinder – Director

Valerie Kinder – Director

Company No.  
078520641

## **1. Introduction**

- 1.1 This statement is made to support and accompany a planning application to Ribble Valley Borough Council for the construction of a self-build detached house incorporating granny annex facilities and the conversion of the existing live/work unit wholly into workspace.
- 1.2 This statement will set out those matters which the applicants considers should be reasonably taken into consideration by the Local Planning Authority in determining the application.

## **2. Site Description**

- 2.1 The application relates to a property known as The Works, Back Main Street, Gisburn, which is sited within the defined settlement boundary of Gisburn, a tier 1 settlement. The site is located to the north of Main Street.
- 2.2 Access to the application site is taken from Main Street via an underpass between two existing terraced properties.

## **3. Relevant Planning History**

- 3.1 This site has an extensive planning history dating back to 1995 with the first consent granted under reference 3/1995/0402 when consent was granted for a temporary change of use of part of the engineering workshop to residential use for a 3 year period, approved 4<sup>th</sup> January 1996. That consent was then renewed on two successive occasions both in 1999 and again in 2004 under references 3/1998/0796 and 3/2004/0064 both with 5 year temporary consents. Subsequent to this, in 2009 a permanent consent was granted for use of the property as a dwelling and workshop but with an occupation tie to the commercial use under reference 3/2009/0512.
- 3.2 Condition 3 of 3/2009/0512 states the occupation of the dwelling should be limited to a person solely or mainly employed in the business occupying the link workspace within the building or a widow or widower of such a person. Condition 4 goes on to state that the business shall not be operated other than by a person residing in the remainder of the building.

- 3.3 This consent was granted to Mr & Mrs Driver, with Mr Driver operating the business from the workshop and this had been the case from the mid 1990's.
- 3.4 Regrettably Mr Driver passed away many years ago and the property, in line with the restrictive conditions appended to 3/2009/0512, has been occupied by his widow, Mrs Driver, in her retirement with the workshop being unused for 11 years.
- 3.5 In March 2024 a pre-application Enquiry was submitted to the Council seeking an opinion on one of two possible alternatives, the first being the adaptation of the existing live/work unit to create a dwelling with granny annex or alternatively the demolition of the same and construction of a replacement dwelling with granny annex. The full response is attached at Appendix A. Effectively whilst there is policy support for a dwelling, the loss of employment facilities at the site failed to satisfy the requirements of key statements EC1 and EC2 and policy DMB1 of the Core Strategy. Hence this latest formal application seeks to retain the employment element on the site with the repurposing of the existing live/work unit purely as employment space for the utilisation of two new small businesses to be run by the applicants Mr & Mrs Driver (Jnr), and in so doing address the initial concerns of the pre-app.

#### **4. Planning Policy**

##### 4.1 Relevant Policies:

Ribble Valley Core Strategy (CS)

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN5 – Heritage Assets

Key Statement EC1 – Business and Employment Development

Key Statement EC2 – Development of Retail, Shops and Community Facilities and Services

Key Statement DM12 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME3 – Site and Species Protection and Conservation

Policy DME4 – Protecting Heritage Assets

Policy DMH5 – Residential and Curtilage Extensions

Policy DMB1 – Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

- 4.2 Key Statement DS1 seeks to direct all new housing development to the principle settlements and also the Borough's Tier 1 settlements such as Gisburn.
- 4.3 Given the location of the site in the midst of the settlement boundary then the proposal would comply with the requirements of both Policies DMG1 and DMG2.
- 4.4 Policy DMH5 supports the provision of annex accommodation as is the case within this proposal with 1-bedroomed accommodation which could be assimilated back into the host dwelling should circumstances change in the future.
- 4.5 Policy DMB1 Key Statements EC1 and EC2 are relevant but unlike the previous pre-app submission, the intention now is that the existing live/work unit will be repurposed wholly as employment space utilised by the applicant and his wife for their business ventures so the terms of these policies will be satisfied.

## **5. The Re-Use of the Existing Live/Work Unit purely as Workspace**

- 5.1 The current work unit has not been utilised for some years now since the passing of Mr Driver (Snr). The intention is that his son and daughter-in-law will now run two separate small-scale self-employed businesses from the original live/work unit. The original work unit element will be occupied by John Driver who seeks to develop a pest control business for which he has over 21 years of experience primarily working alongside the local agricultural community to control infestations on local farms etc such as fly control programmes on dairy farms and poultry/egg units together with mole, rabbit, pest bird species control and specialist weed spraying applications. The space would be utilised as an operational base for the business which would only ever employ Mr Driver himself.

5.2 The existing living element of the live/work unit will be stripped out for Mr Driver's wife to develop a small business which has been slowly developing alongside her current full-time role as a teaching assistant. Mrs Driver successfully completed a college course in upholstery techniques and currently refurbishes and upcycles older items of furniture together with a craft business which is based on feather products and handmade jewellery such as fascinators, fedoras, feather brooches and wreaths. The products are currently sold via an on-line Etsy shop and by attending local craft fairs, County shows etc as well as displays in local retail outlets. This space would be utilised as a base for the development of this business for Mrs Driver to effectively work from home.

5.3 Both these businesses would contribute to the local economy and repurpose the existing workspace but in a manner that would be extremely low key with minimal traffic generation or impact on surrounding residential amenity. As such it would satisfy the requirements of Key Statement EC1 and EC2 and Policy DMB1.