



Kemple Down,

Birdy Brow,

Chaigley,

Clitheroe, BB7 3LR

Demolition of granny annexe and single storey extension, internal remodelling and extension of the house and a garage.

PLANNING STATEMENT

March 2025

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1 INTRODUCTION

- 1.1. Stanton Andrews is retained by David Dennis and Paul Hutton ('the Applicant') to progress a householder application for the demolition of granny annexe and single storey extension, internal remodelling and extension of the house and a garage.
- 1.2. The application follows on from a pre application enquiry (LPA ref: RV/2023/00055) and refusal 3/2024/1019 to create a modest 4 bedroom house. Much attention has been made to address the issues raised in the refusal, given the site's location within the National Landscape.
- 1.3. This Planning Statement will justify the proposal considering the Development Plan and other material considerations. The statement should be read in conjunction with the submitted application package which includes the following documents: -
- Application form;
 - Design Statement;
 - Bat Survey Report and Method Statement;
 - Arboricultural Impact Assessment and Method Statement;
 - Architectural Drawings:
 - EX00 Location Plan
 - EX01 Existing Site Plan
 - EX02 Existing House Plans
 - EX03 Elevations and Section
 - PL10 Proposed Site and Roof Plan with indicative landscaping
 - PL11 Proposed Floor Plans
 - PL12 Proposed Elevations and Section
 - PL13 Proposed Highways Plan

- 1.4. We would welcome the opportunity to engage with the LPA to achieve a mutually agreeable outcome for the property. Should the LPA require any further information, then please do not hesitate to contact the agent at the earliest opportunity.

2 SITE DESCRIPTION

- 2.1. The application site is located adjacent to Birdy Brow to the South West of Higher Hodder bridge. Vehicular access is from Birdy Brow. The application site boundary includes the existing dwelling and separate annexe and rear garden.



Figure 1 – aerial view

- 2.2. The site is located wholly within Flood Risk Zone 1 which is the lowest level of flooding risk, and this site is not within a Site of Special Scientific Interest or a Mineral Safeguarding Area. There are no known Tree Protection Orders.
- 2.3. A Public Right of Way (PRoW) passes to the South of the site (FP0303054), heading North from the river Hodder and Ryddings Farm as shown in Figure 2

below.

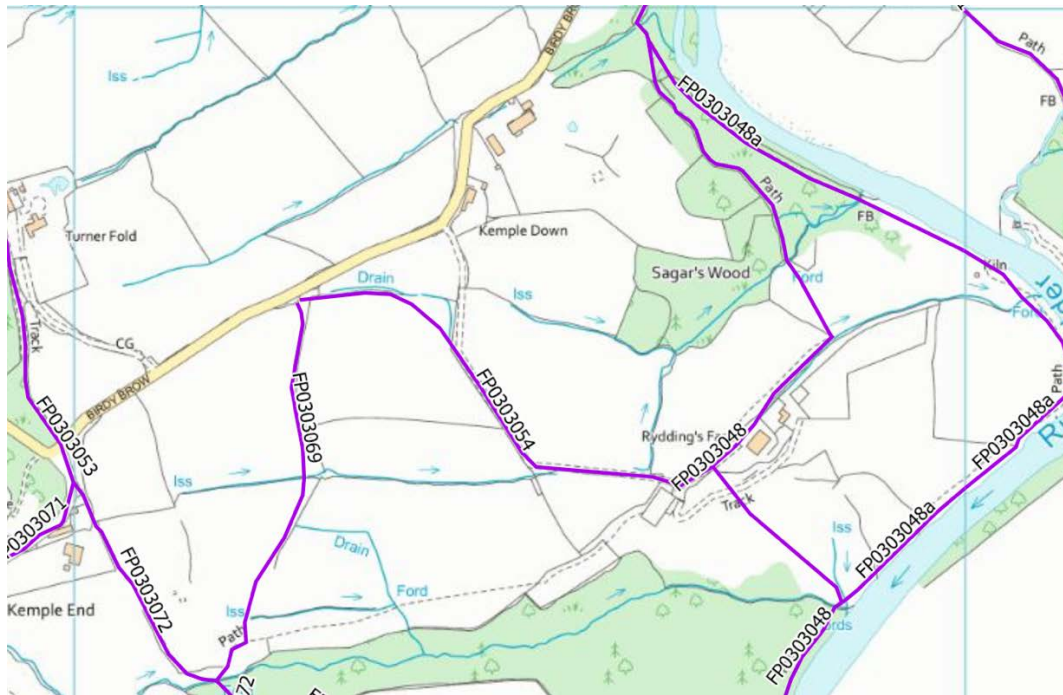


Figure 2 – PRoW

- 2.4. At present, the site comprises a dwelling that faces the highway and a separate granny annexe. Superficially the buildings look in good order, but the property has been badly extended with clay tiles, flat roof extensions, extensive use of upvc to gutters, windows and fascias. The property is uninsulated, cold and draughty and prone to condensation and mould.
- 2.5. Whilst historically a barn may have been on the site, the existing dwelling can in no way be regarded as a barn. The roof is clay or concrete, rather than the slate expected, windows with their stooled cills are domestic in arrangement. The stone arch is decorative at best and the eaves overhang, plastic fascia and corbel detail is not typical of any local vernacular.



Figure 3 – Domestic front elevation

- 2.6. The property has significant areas of hard standing with vehicular access to the North, as well as a larger South access. The apparent 'front' door is on the North West elevation, remote from both accesses.

The South access is also inclined with the house at the bottom of the slope and the risk of surface water flooding is significant.



Figure 4: Rear elevation

- 2.7. The application site lies within the Forest of Bowland National Landscape, formerly known as an Area of Outstanding Natural Beauty (AONB), as designated on the Policies Map of the Ribble Valley Core Strategy 2008 – 2028. The Forest of Bowland National Landscape is a nationally protected landscape and is known for its heather moorland, blanket bog, and rare birds. The area's population lives in its historic villages, with the remainder in loosely knit hamlets or isolated dwellings in the open countryside.



Figure 5: Vehicular access and hard standing, sloped towards the house

3 PLANNING HISTORY

- 3.1. A planning history search has been undertaken via Ribble Valley Borough Council's (RVBC) online planning register to understand any permissions associated with the site and the neighbouring property.
- 3.2. There were a number of planning applications associated with this site. The first were from the 1960's when the property was developed, later applications were for a tool shed in 1986, now an annexe, and for a single storey extension in 2010. The most recent was the refusal for a rear extension, this application seeks to address the issues raised in that refusal.
- 3.3. The neighbouring dwelling, Sagar Wood, is located approximately 50m to the North East. It has undergone considerable development with a number of planning applications approved to extend and remodel the property.



Figure 6: Neighbouring property with prominent glazing and use of non stone cladding

- 3.4. Although it is recognised that each application must be determined on its own merits, the above consent demonstrates an awareness of the need to apply a planning balance.

4 PRE-APPLICATION ADVICE / PREVIOUS APPLICATION

- 4.1. The applicant submitted a pre-application advice request to RVBC, relating to the remodelling and extension of the existing dwelling. The previous application sought to address the issues raised in the written response (LPA ref: RV/2023/00055) or provide additional justification where it differed from the advice provided.

- 4.2. The application 3/2024/1019 was refused, see below

The proposed extension, by virtue of its bulk, height, massing, fenestration and materiality would dominate the rear profile of the host property, with the proposed development failing to read as subservient to or harmonious with the parent dwelling. Accordingly, the proposed development is not considered to be reflective of existing residential built form within the locality and wider area and as such would fail to conserve or enhance the character of the surrounding National Landscape. The proposal would therefore fail to satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

- 4.3. This application attempts to address the issues raised in the refusal and includes additional information provided as a response to the comments raised as part of the consultation process.

- 4.4. Highways had noted that it was not strictly in accordance with the requirements for the national speed limit, however the reduced visibility splay was suitable for 30mph which, following on-site observations noting lower vehicle speeds, was agreed to be acceptable in this case.

In addition, the clear internal dimensions for the garage have been increased to match the recommended sizes to be counted as parking provision.

- 4.5. The bulk and mass of the extension has been reduced considerably, the twin gables have been reduced to one and the ridge height lowered further. The

area of glazing has also been reduced, but the scheme retains a panel of glazing at lower ground floor level to maximise the connection between the house and garden whilst limiting its visibility from afar.

The rear extension remains partially clad in metal cladding, which we maintain is consistent with the local agricultural vernacular, it weathers well and is consistent with the glazing arrangement adopted.

- 4.6. It is trusted that the previous engagement and the adoption of many of the changes suggested by the LPA will ensure that there is support for the application in both principle and design terms. It is trusted that the process has ultimately been worthwhile for all, to ensure that the application achieves beautiful development, as sought under Section 12 of the NPPF.

5 PROPOSED DEVELOPMENT

- 5.1. Householder consent is sought for the demolition of the granny annexe, single storey extension and flat roof bays, internal remodelling and extension of the house and a garage.
- 5.2. A detailed assessment of the proposed design is provided within the submitted Design Statement. While it is not necessary to repeat it fully, it is trusted that this will provide the LPA with confidence regarding the very well-considered design process progressed by Stanton Andrews. A summary is provided below.
- 5.3. In hard landscape/vehicular access terms the proposed design considerably reduces the areas of hard standing.

Existing Areas

Hard standing for vehicular access 303 m²

Paving	166 m ²
Total	469 m ²

Proposed Areas

Hard standing for vehicular access including garage	240 m ²
Paving	115 m ²
Total	355 m ²

The areas have been reduced by 114 m², a 24% reduction. This will benefit considerably the apparent scale of development and allow greater opportunity for water management/soak aways.

- 5.4. The footprint of buildings used for residential accommodation has also been reduced.

Existing House Footprint including annexe	236 m ²
Proposed House	217 m ²

The footprint areas have been reduced by 19 m², an 8% reduction. Two sheds (area 30 m²) will also be removed as they have been replaced by a store as part of the garage.

- 5.5. The building volume, however, has increased as the proposal includes more accommodation at first floor level and pitched roofs have been included.

Existing House volume Including annexe	1,327 m ³
Proposed House volume	1,391 m ³

An increase of 64 m³, a 4.8% increase.

- 5.6. Whilst the extension overlaps to the North East the appearance coming up Birdy Brow is largely unchanged. The roof has been replaced with slate, the front gable has been simplified by the removal of the non-traditional eaves corbel detail, the extension has been set down noticeably and creates an obvious front door and continues the existing language of random stone, quoins and dressed stone heads and cills.



Figure 7: Proposed extension coming up Birdy Brow.



Figure 8: View from front

- 5.7. The extension does start to become visible as you come down the hill from the South West, but the impact has been minimised by setting back and reducing the height of the rear extension. The stone front wall to the demolished single storey is to be retained with the entrance gates and highway access to be grubbed up and replaced by trees.



Figure 9: View from South west looking down Birdy Brow

- 5.8. Concerns were raised regarding the extent of glazing, solid to void ratios have been referred to. The design statement has undertaken an extensive examination on the solid to void ratio for the existing and proposed.
- 5.9. In summary, at Kemple Down the road side and garden extension have less glazing as a percentage than the existing, even with the large panel at ground floor. There is a modest increase to the gable elevations. In terms of the area of glazing the proposed has 73.5 sqm and the existing has 71.3 sqm a 2sqm increase.

- 5.10. Concern was raised regarding the use of metal cladding. The design statement has undertaken an extensive examination on the use of metal cladding locally. We would suggest that the use of metal is entirely consistent with its rural location, it is used extensively on agricultural buildings, and lead is a stalwart of the palette of vernacular materials.



Figure 11: Lead roof to neighbouring property

- 5.11. Overall, the palette of materials and massing combines a contemporary but sensitive traditional approach that respects the National Landscape and is consistent with an LPA approach which does not oppose modern design.
- 5.12. There is a PRoW that passes to the South of the site (FP0303054), heading North from the river Hodder and Ryddings Farm.



Figure 12: Kemple Down from the PRow

- 5.13. Access is not from the adjacent private drive but across a stile 185m up Birdy Brow, the route of the footpath is to the South East but the PRow does not come within 150m of Kemple Down.
- 5.14. No changes are required to the boundary treatments.
- 5.15. There are no changes to the existing curtilage.

6 PLANNING POLICY CONTEXT

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Development Plan

- 6.2. The statutory Development Plan, insofar as it relates to the application site, comprises the RVBC Adopted Core Strategy (Adopted December 2014).
- 6.3. Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (2023), National Planning Policy Guidance (NPPG), and in the absence of local supplementary planning guidance documents English Heritage 'Building in Context' toolkit.

Core Strategy (Adopted 2014)

- 6.4. Key Statement DS2: Presumption in Favour of Sustainable Development echoes the NPPF, showing how the Council will favour proposals which reflect sustainable development.
- 6.5. Key Statement EN2: Landscape states that 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.

- 6.6. Policy DMG1: General Considerations states that planning applications must be considerate of Design, Access, Amenity, Environment, Infrastructure and not prejudice future development which would provide significant improvement.
- 6.7. Policy DMG2: Strategic Considerations shows that development within the Open Countryside will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping, and siting.
- 6.8. Policy DME3: Site and Species Protection and Conservation outlines that proposals must demonstrate that development at a site outweighs both the local and the wider impacts on species and their habitats. Developers are encouraged to consider incorporating measures to enhance biodiversity where appropriate that will complement priority habitats and species identified in the Lancashire BAP.
- 6.9. Policy DMH5: Residential and Curtilage Extensions highlights that alterations or extensions to residential development must accord with DMG1.

Material Considerations

National Planning Policy Framework (NPPF) (2023)

The NPPF sets out the Government's planning policies for England and how these should be applied. 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.

A key theme running throughout the Framework is the Government's presumption in favour of sustainable development (Paragraph 11) whereby developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted.

6.10. Sustainable development is broadly defined in Paragraph 8 of the Framework as having three overarching objectives:

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

6.11. Section 12 relates to the drive to achieve well designed places and places the emphasis on Local Planning Authorities to secure high standards of design through sufficient provisions within the adopted development plan.

6.12. Paragraph 131 states 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.

6.13. Paragraph 135 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;*
- 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;*
- f) *and create places that are safe, inclusive and accessible and which promote health and wellbeing, 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.*

- 6.14. Section 15 relates to conserving and enhancing the natural environment.
- 6.15. Paragraph 180 confirms how planning policies and decisions should recognise the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystems.
- 6.16. Paragraph 182 states that great weight should be given to conserving and enhancing landscapes and scenic beauty in AONBs. Development within this setting should be sensitively located and designed to avoid or minimise adverse impacts.

7 PLANNING POLICY ASSESSMENT

Principle of Development

- 7.1. The application site is in the Forest of Bowland National Landscape, and as such, Policy EN2 and Section 15 of the NPPF are pertinent. Policy EN2 expects as a principle that development is to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.

Section 15 of the NPPF attributes great weight to the National Landscape and recognises the intrinsic character and beauty of the countryside. It furthermore encourages opportunities to enhance landscape and scenic beauty, as well as opportunities for biodiversity.

- 7.2. In alignment with the points outlined in Policy EN2, the proposed development boasts a design that harmonises with the natural landscape. Figures 4 and 5 illustrate the current setting, where the existing dwelling bears the marks of time. Recognising the need for enhancement, the proposal aims to introduce a distinguished dwelling of architectural merit. This new structure not only elevates the aesthetic appeal of the site but also serves to enrich the ecological landscape. Additionally, Paragraph 182 states that great weight should be given to conserving and enhancing the National Landscape. The proposal will significantly improve the natural landscape with native tree and scrub planting, positively impacting local habitats, as outlined in the initial site assessment.

- 7.3. Furthermore, as there is a public right of way, which whilst not within 150m of the site, it is important to mitigate any potential visual impact on individuals using these paths. The extension to the property has been designed to be positioned further down the topography to reduce its visibility. Additional planting will be incorporated along the site boundary to further reduce the

view of the property from the path as shown to PL10.

- 7.4. According to Point c of Paragraph 135 of the NPPF, developments should align with the local character while also allowing appropriate changes. The proposed extension in relation to the existing building and topography ensures visual massing and integration with the site and landscape. Consequently, it is regarded as sympathetic while also improving the local character of the National Landscape. The proposal is therefore in accordance with Point c of Paragraph 135 of the NPPF.
- 7.5. In light of the above, the proposed development aligns with policies of the Development Plan. The visual benefits and those generated for users of the PRoW furthermore represent important environmental and social gains, particularly bearing in mind the great weight to be attached to the National Landscape under the NPPF.

Design, Access and Landscaping

- 7.6. The design of the property aims to integrate the building with the surrounding landscape. As previously stated, the property will be nestled into the topography, blending in with the neighbouring slopes while also limiting the view from the property to anyone using the PRoW. Furthermore, the house will be encircled by native tree planting, which will serve to screen the property even more. Policy DMG1 of the Core Strategy, as well as Paragraph 135 of the NPPF, states that proposals should demonstrate good design in their form and function, enhancing the surrounding area and using the site to its full potential.
- 7.7. Point (b) of Paragraph 135 of the NPPF states that development should be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”* The design creates an attractive property, with an appropriate layout providing the client with a modest 4-

bedroom property, as well as a property with ecological landscaping.

- 7.8. In terms of access, the proposals will continue to utilise the existing North access from Birdy Brow with the South access closed off.
- 7.9. Policy EN2 states that, 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. Details on the proposed landscaping at the application site are provided on the Proposed Site Plan (Drawing No. PL10). The plan illustrates the removal of the South access its replacement with soft landscaping and supplementary trees to the road margin. It also includes the reduced area of paving.
- 7.10. Such soft and hard landscaping is in keeping with the character of this area within the National Landscape. The proposed development is therefore considered to be in accordance with Policy EN2.

Ecology

- 7.11. The Applicant commissioned Batworker consultancy In June 2024 to undertake a survey of Kemple Down, Birdy Brow, Chaigley, Clitheroe, BB7 3LR to assess the potential for impact on protected species to support a proposed development.

A preliminary bat roost assessment survey was carried out on 7th July 2024, followed by an emergence survey on 5th August 2024.

The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential. No evidence to suggest presence of roosting bats was observed suggest bats were roosting within the building at a time of year when such evidence is usually easily observed.

An emergence survey was carried out on 5th August 2024.

Soprano and Common Pipistrelle foraging activity was recorded during the survey period with bats observed to forage along the hedgerow and tree line associated with Birdy Brow.

Policy DME3 of the Core Strategy outlines that proposals must demonstrate development at a site outweighs both the local and the wider impacts on species and their habitats.

Biodiversity Net Gain (BNG)

- 7.12. As a householder application, the BNG requirements do not apply.

Sustainable Development

- 7.13. 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)”.

- 7.14. In terms of economic benefits, it is considered more than likely that during construction, the development would contribute to the local economy directly through the employment of local companies to facilitate the demolition, remodelling and extension of the dwelling. This would include planners architects, local contractors involved in the physical build, and the local supply chain through the provision of materials.

- 7.15. The social aspect of sustainability is met as the proposal will create a high-quality dwelling which can be enjoyed by the applicant and their family. Additionally, as the site will uplift the quality of the landscape setting and biodiversity, this is regarded a benefit to walkers and enhances the general enjoyment of the National Landscape.
- 7.16. Turning to the environmental aspect of sustainability, the proposals will make use of sustainable building practices, generating significant gains for the quality of the natural and built environment.
- 7.17. Furthermore, the proposal includes the removal of the visually harmful elements of the existing site, such as the flat roof rear extensions, clay tiles and upvc gutters, fascias and window frames which are harmful to the beauty of the National Landscape. The removal of these features and the introduction of traditional materials, such as a slate roof and stone gables which are typical and representative of a traditional dwelling within rural Lancashire, ensures that the visually beauty of the National Landscape will be protected and enhanced.
- 7.18. Lastly, the dwelling will be highly energy efficient, which is a significant gain in comparison to the existing house.

8 CONCLUSIONS

- 8.1. Stanton Andrews is retained by David Dennis and Paul Hutton ('the Applicant') to progress a householder application for the demolition of granny annexe and single storey extension, internal remodelling and extension of the house and a garage.
- 8.2. The householder application follows a pre-application enquiry (LPA ref: RV/2023/00055) and a recent refusal (3/2024/1019). Considerable attention has been given to the design and positioning of the dwelling, considering the site's location within the National Landscape.
- 8.3. The evidence presented in this Statement demonstrates how the proposed development complies with RVBC Core Strategy and the NPPF.
- 8.4. The design and materials and massing results in a consolidated built form, that will generate visual enhancements to the National Landscape.
- 8.5. Furthermore, the proposed dwelling will be integrated into the surrounding landscape, showing good design in its form and function, enhancing the surrounding area, and using the site to its full potential.

The use of rural vernacular materials is considered to enhance the beauty of the National Landscape and be more visually attractive than the existing materials. At present, the alterations that have been made to the house generate a visual harm.

Additionally, the dwelling will be much more energy efficient than the existing, which is a further environmental benefit of the scheme. The proposal is therefore in accordance with Core Strategy Policy DMG1 and Paragraph 135 of the NPPF regarding design.

- 8.6. The Preliminary Ecological Assessment observed Soprano and Common Pipistrelle foraging activity along the hedgerow and tree line associated with Birdy Brow.

The survey recorded no bats emerging from the building.

- 8.7. An arboricultural assessment has been undertaken, this confirmed that two fruit trees from the orchard are to be relocated and the Eastern tree of Group G2 (Pine in decline) is to be removed.

- 8.8. The proposal is considered to fully comply with the relevant local and national planning policies, and the benefits of the scheme are significant, bearing in mind the weight given to enhancing the National Landscape. The application is commended to the LPA.