


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>SK</b>	<b>Date:</b>	<b>11.07.25</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>14.7.25</b>
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<b>Application Ref:</b>	2025/0371			 <div>Ribble Valley Borough Council</div> <hr/> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>
<b>Date Inspected:</b>	11.6.25	<b>Site Notice:</b>	11.6.25	
<b>Officer:</b>	SK			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Adaptation of existing domestic garage and store to form a 2-bed granny annex accommodation
<b>Site Address/Location:</b>	Squirrel Barn Sawley Road Chatburn Clitheroe BB7 4LD

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No representations received in respect of the proposal.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
The Local Highways Authority have raised no objection to the proposal subject to the imposition of a condition that limits the occupancy/use of the building to that of being ancillary to the existing residential dwelling.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
On letter of representation has been received in support of the proposal.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:****Ribble Valley Core Strategy:**

Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport & Mobility  
Policy DMH5: Residential and Curtilage Extensions  
Policy DME3: Site and Species Protection and Conservation  
Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act  
National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**2017/0853:**  
Conversion of garage into family accommodation. (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to an existing building associated with the residential dwelling known as Squirrel Barn. The building to which the application relates is located to the southern extents of the existing residential curtilage, being set back from the primary building line established by the existing dwelling.

The application site is located outside of any defined settlement limits, being located in an area that benefits from an open countryside designation. To the north of the application site is a Grade II\* Listed Building (Arnot House) with the site being bounded by existing open agricultural land to the south.

#### **Proposed Development for which consent is sought:**

The application seeks consent for alterations to the existing garage/store building to facilitate its use as a two-bedroomed annex building associated with the existing residential dwelling. In respect of the proposed external alterations to the building, the submitted details propose the raising of the existing ridge height of the building from 4.6m to that of 5.5m.

It is further proposed that the existing front elevation of the building will be remodelled to accommodate two sets of tri-pane windows and a front door, this will be facilitated by the infilling of the existing carport and garage door openings with natural stone to match that found on the existing building. It is further proposed that three windows will be installed on the rear (West) elevation and two sets of sliding doors will be installed on the side (south) elevation.

#### **Principle of Development:**

The proposal seeks consent for alterations to an existing building to facilitate its use as annex accommodation, as such Policy DMH5 is engaged which reads as follows:

*Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:*

- 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.*

*Proposals for the extension of curtilage will be approved if:*

- 1. The site is within a settlement, or,*
- 2. The site is on the edge of a settlement providing:*
  - The new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.*
  - The extension will not cause visual harm to the landscape.*
  - The extension improves the visual quality of the site.*

*Any existing nature conservation aspects of the existing structure should be properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated. Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.*

In respect of the above, notwithstanding other development management considerations, the proposal would align with criterion 1 of the primary part of Policy DMH5 insofar that the building could be utilised for a 'use that is ancillary to the use of the main dwelling housing when circumstances change'.

**Impact Upon Residential Amenity:**

Given the application building is located within close-proximity to existing neighbouring residential receptors, consideration must be given in respect of the potential for the proposed development to result in undue impacts on nearby residential amenities. In this respect Policy DMG1 is engaged which seeks to protect against development which would result in detrimental impacts upon the residential amenities of nearby residential occupiers.

The nearest residential receptor is Arnot House located to the north of the application site. However, taking account of the degree of separation between the application building and Arnot House and taking account that Squirrel Barn occupies an intermediate position between both structures, it is not considered that the proposed alterations nor conversion of the existing building will result in any measurable adverse impacts upon the residential amenities of the occupiers of Arnot House.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

**Visual Amenity/External Appearance:**

In respect of the visual impact of the proposed alterations to the existing building, consideration must be given in respect of the potential for the proposal to result in undue impacts upon the character or visual amenities of the area.

In this respect Policy DMG1 is primarily engaged insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state the following:

*In determining planning applications, all development must:*

**DESIGN**

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit.*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

**AMENITY**

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*

**ENVIRONMENT**

- 3. All development must protect and enhance heritage assets and their settings.*

**Assessment of Proposal:**

The application seeks consent for alterations to the existing garage/store building to facilitate its use as a two-bedroomed annex building associated with the existing residential dwelling. In respect of the proposed external alterations to the building, the submitted details propose the raising of the existing ridge height of the building from 4.6m to that of 5.5m.

It is further proposed that the existing front elevation of the building will be remodelled to accommodate two sets of tri-pane windows and a front door, this will be facilitated by the infilling of the existing carport and garage door openings with natural stone to match that found on the existing building. It is further proposed that three windows will be installed on the rear (West) elevation and two sets of sliding doors will be installed on the side (south) elevation.

The proposed alterations will largely preserve the overall form of the existing building save that for its external appearance, with the proposed alterations resulting in the building benefitting from a more domestic appearance in-lieu of its current utilitarian character. The building will remain physically subservient to the existing dwelling, being read as being secondary to the parent property. The roof alterations will result in the roof benefitting from a symmetrical gabled configuration in-lieu of the current asymmetrical gable, with it being proposed that the roof will be re-roofed in stone slate to match the existing.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Policy DMG1 which seeks to protect against development which would be of detriment to the character or visual amenities of the area or development which undermines the inherent character of existing buildings.

#### **Impact Upon Setting of Listed Building:**

The application site lies within the setting of Arnot House which is a Grade II\* Listed Building (List Entry Number: 1362326) with the Listing reading as follows:

*CHATBURN SAWLEY ROAD Arnot House*

*(Formerly listed as Laneside Farmhouse, previously listed as Arnot House or Laneside Farmhouse)*

*29.12.1952*

*II\* House, 1677. Limestone rubble with sandstone dressings and stone slate roof. Double-pile plan. 2 storeys with attics. Facade has central gabled porch with upper storeys oversailing on a string course. Windows mullioned with double chamfers, hoods, and leaded glazing. To the left of the porch is one of 6 lights with king mullion. To the right is one of 5 lights. On the 1st floor are ones of 2 lights and 3 lights to the left, with a blocked single-light window to their left. To the right of the porch is one of 4 lights. The porch has a 3-light stepped window on the 1st floor, with a one light attic window. The moulded door surround has a shaped lintel inscribed 'IBM 16 77'. The inner doorway has a chamfered surround and a studded door with strap hinges. Chimney on left-hand gable and in line with right-hand side of porch. The left-hand (west) gable wall has a one-light attic window. The right-hand gable has C17th mullioned windows on the ground and 1st floors, of 2 lights to the left and 3 lights to the right. The attic window is of 3 lights. The central ground-floor window is of later C19th type, of 2 lights with mullion. At the rear are double-chamfered mullioned windows, including a cross window on the 1st floor at the west side. Interior. The right-hand front room has a plaster panel over a later stone fireplace. It has 3 crude pilasters, now truncated, and decoration of tendrils and acorns. Above it is inscribed 'IB 1677 MB'. The left-hand front room has a wide fireplace with chamfered segmental arch. The voussoirs have masons' marks ('H' and 'I') inscribed. 2 chamfered stone door surrounds lead to the rear rooms. Marked as 'Arnot House' on 6" Ordnance Survey map.*

*Listing NGR: SD7732745226*

As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

#### **Key Statement EN5:**

In this respect Key Statement EN5 states that:

*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

*This will be achieved through:*

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

#### **Policy DME4:**

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

##### **1: CONSERVATION AREAS**

*Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

*In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.*

##### **2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST**

*Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

## **Policy DMG1:**

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

In determining planning applications, all development must:

### **DESIGN**

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

### **AMENITY**

- 1. Not adversely affect the amenities of the surrounding area.*

### **ENVIRONMENT**

- 3. All development must protect and enhance heritage assets and their settings.*

## **Planning (Listed Building and Conservation Areas) Act 1990:**

Given the proposal relates to the setting of a Grade II\* Designated Heritage Asset, special regard must also be given to the statutory duties imposed on the authority, pursuant to national legislation, particularly in respect of the preservation and enhancement of such assets.

The principle statutory duty under the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by s.58B (1) of Levelling-up and Regeneration Act 2023) is to preserve or enhance the special character of heritage assets, including their setting. As such, in determining applications that affect designated heritage assets, the authority must consider the duties contained within the principle Act which states the following;

### **Listed Buildings – Section 66(1) (as amended by s.58B of Levelling-up and Regeneration Act 2023):**

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving or enhancing the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.

## **National Planning Policy Framework (December 2024):**

The National planning Policy Framework (NPPF) sets out further duties in respect of determining proposals that affect heritage assets stating that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is

proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’.

The Framework sets out further duties in respect of considering potential impacts upon designated heritage assets with Paragraphs 212 – 220 reading as follows:

**Considering Potential Impacts:**

212:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

213:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214:

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

216:

*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.*

217:

*Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

218:

*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

219:

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

220:

*Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

#### **Assessment of Potential Impact(s):**

Taking account of the nature and extents of the proposed works and alterations, and the lack of direct intervisibility between the application building and Arnot House it is not considered that there would be any measurable adverse impacts upon the setting of the Grade II\* Designated Heritage Asset resultant from the proposal.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy, nor any significant measurable conflicts with the aims, objectives and requirements of Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 nor Paragraphs 212 – 220 of the National Planning Policy Framework. Particularly In respect of development that would result in measurable harm to Grade II\* Designated Heritage Asset or its setting.

#### **Highways and Parking:**

The Local Highways Authority have raised no objection to the proposal stating the following:

*Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site subject to the following condition being stated on any approval.*

*Whilst the proposal will remove the existing garage and car port and replace them with annexe accommodation, the existing hard standing/driveway area can provide acceptable parking provisions for the size and nature of the site. If the Planning Authority is minded to approve this application Lancashire County Council Highways requests the following condition be appended to the decision notice:*

#### **Condition:**

*The detached building hereby approved shall only be used ancillary to the enjoyment of the existing dwelling and shall not be used by way of sale or sub-letting to form separate residential accommodation.*

*Reason: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or vehicular manoeuvring area.*

As such, taking account of the above matters, it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

**Landscape/Ecology:**

The development is exempt from the mandatory Biodiversity Requirements imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) given that it relates to 'householder' development.

**Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.