



JUDITH DOUGLAS TOWN PLANNING LIMITED

Riverside Lodge, Sawley Old Brow, Sawley BB7 4LF.



Proposed first floor extension and rendering.

## Planning, Heritage, Design and Access Statement

### JDTPL0561

Judith Douglas BSc (Hons), Dip TP, MRTPI



8 Southfield Drive West Braddford, Clitheroe, Lancashire, BB7 4TU

Telephone: 01200 425051

Mobile: 07729 302644

Email: [enquiries@jdouglastownplanning.co.uk](mailto:enquiries@jdouglastownplanning.co.uk)

Website: [www.jdouglastownplanning.co.uk](http://www.jdouglastownplanning.co.uk)

# **PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE CONSTRUCTION OF A FIRST FLOOR EXTENSION AT RIVERSIDE LODGE, SAWLEY OLD BROW, SAWLEY, CLITHEROE. BB7 4LF**

## **1 INTRODUCTION**

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of householder planning application for a first-floor extension on the south east elevation of Riverside Lodge.

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:

25 022 PL01A Location plan 1:1250

25 022 PL02 Existing Site Plan

25 022 PL03 Existing Floor Plans

25 022 PL04 Existing Elevations

25 022 PL05A Proposed site plan

25 022 PL06 Proposed Floor Plans

25 022 PL07A Proposed Elevations and

Preliminary Bat Roost Assessment Report 14.05.2025

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

2.1 Riverside Lodge is a two-storey dwelling constructed out of a dark red brick with a hipped pitched blue slate roof. The windows are mostly white upvc frames. Within the garden are two detached outbuildings used for garaging and storage. The north west elevation is a full two storeys in height and faces the River Ribble from an elevated position. See photograph 1. This elevation is the most imposing having three large windows on the ground and first floors to take advantage of the views across the large main garden towards the River Ribble and the valley beyond. The large garden extends for about 36m between the house and the road and is elevated above the road. There are several mature trees in this garden and along the boundary between Riverside Lodge and the neighbour Park House. See image on page 1.

2.2 Vehicle access is off the adopted highway Sawley Old Brow is along an unadopted shared driveway on the south eastern side of Riverside Lodge. The main entrance door to the house is within the south east elevation. The roof extends down to the ground floor level on the east side of this elevation. See image page 1.



- 2.3 To the north east is the garden to Park House a two storey detached dwelling. See image 2. To the south is Spring Cottage the garden of which extends to the road next to the river and to the west is the care home Riverside. Opposite the entrance to Riverside Lodge is The Cedars a detached bungalow. See image 3.



1 North west elevation of Riverside Lodge



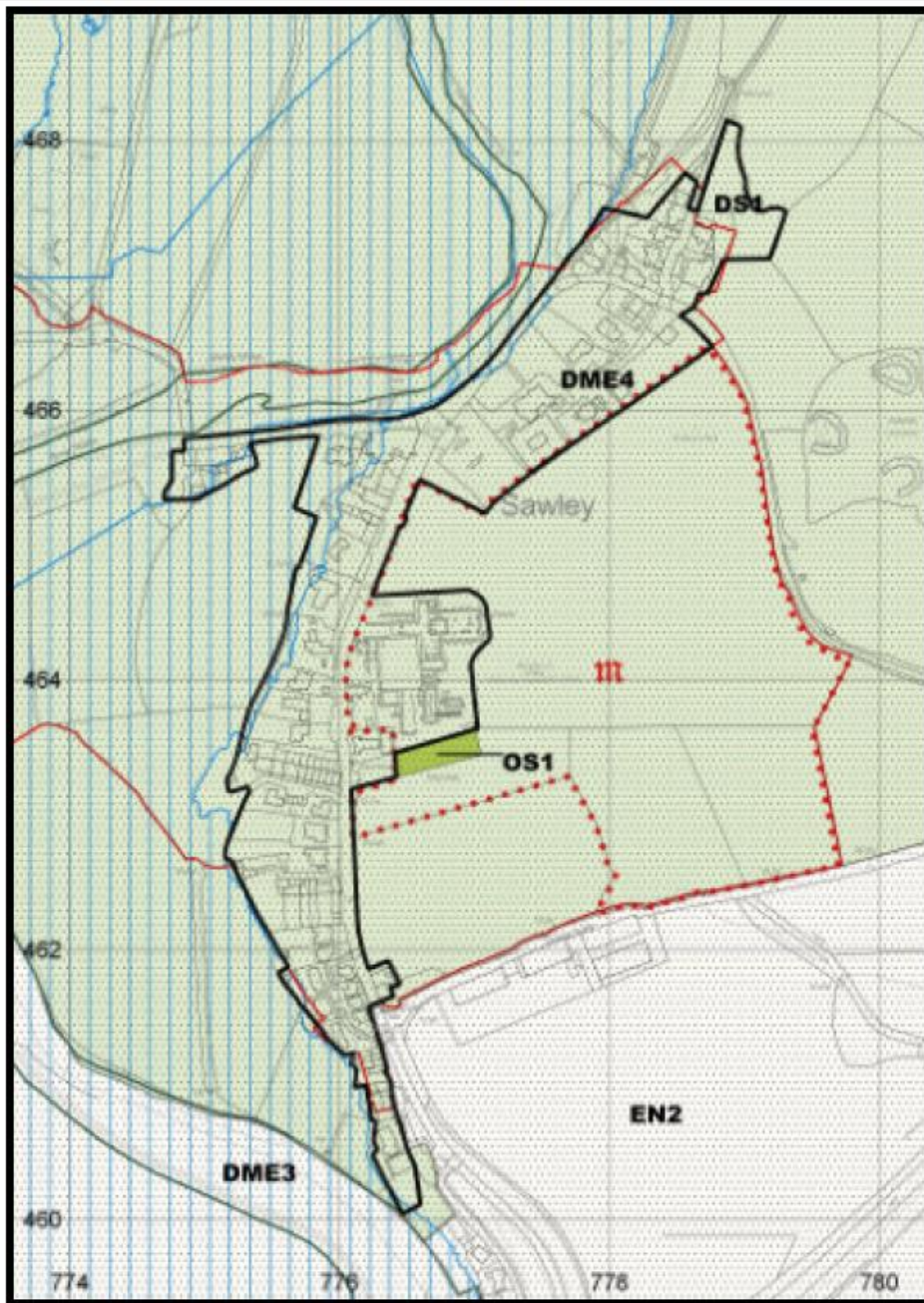
2 North west elevation of Park House from the garden of Riverside Lodge



3 The Cedars.

- 2.4 The application site is within the settlement boundary of Sawley at the northern extent of the village and is surrounded by residential development to the north, east and south. It is also within the National Landscape, (formerly the Area of Outstanding Natural Beauty) and Sawley Conservation Area but outside the Schedule Ancient Monument Area in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) Inset 30 see below. None of the buildings nearby are listed buildings or designated as being buildings of townscape merit in the Sawley Conservation Area, Townscape Appraisal Map. See figure 2.
- 2.5 There are no public footpaths running through the site. A public footpath runs across the field to the south of the site towards the rear of The Cedars and Spring Cottage from Sawley Old Brow.





## **Inset 30 - Sawley 1:5000**

Figure 1 HEDDPD Extract not to scale

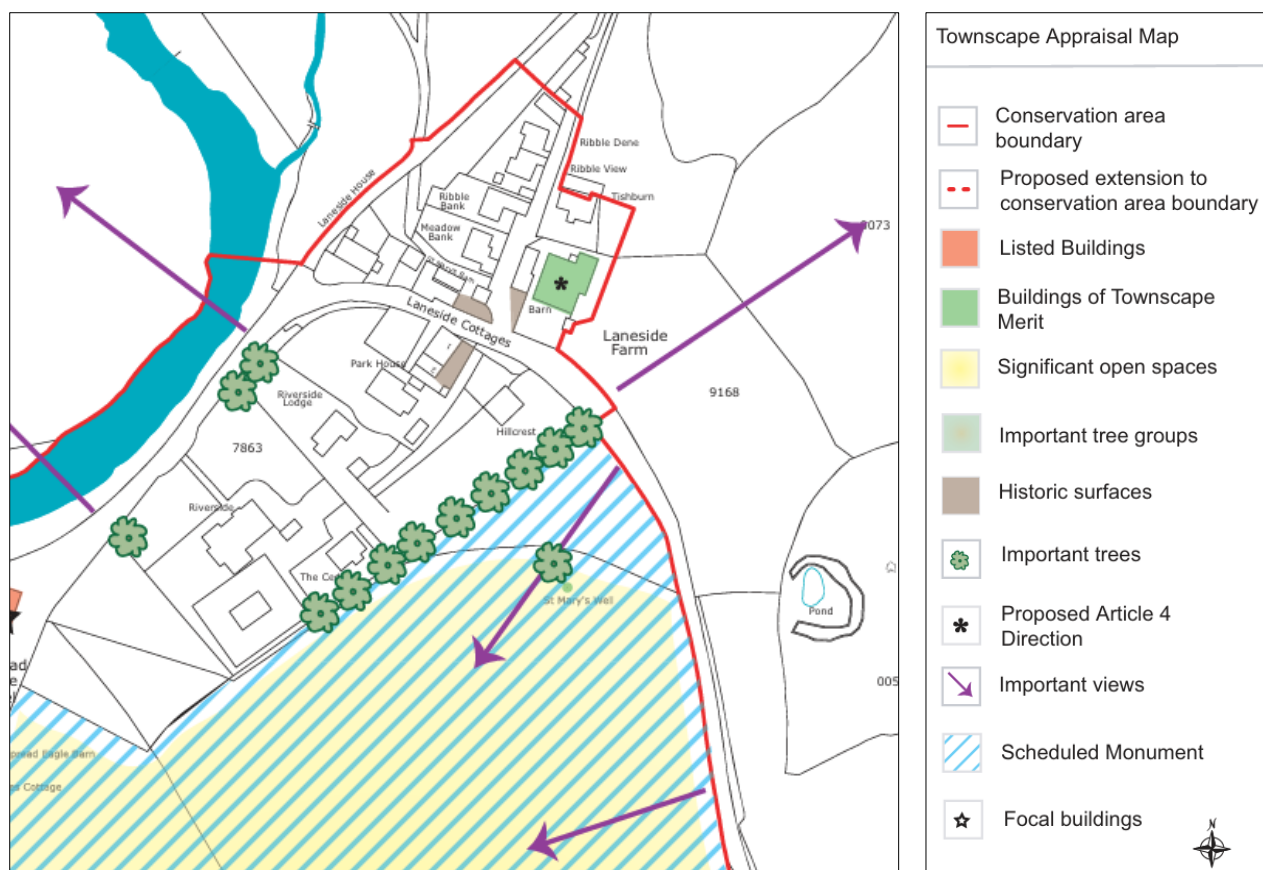


Figure 2 Extract from Sawley Conservation Area, Townscape Appraisal Map

### 3.0 SITE HISTORY

3.1 The Council's website records previous planning applications at the site in the table below.

This is not a full planning history of the site.

Application	Address	Description	Decision
3/2021/1065	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Proposed car port and store room to existing greenhouse and potting shed.	Approved with conditions date : 20/12/2021
3/2020/0042	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Single storey extension to front to extend lounge/dining room and install glass sliding doors.	Approved with conditions date : 07/05/2020
3/2015/0923	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Crown lift and selective pruning of 2No Copper Beech	Approved with conditions date : 02/12/2015
3/2001/0510	Riverside Lodge, Sawley, Clitheroe, Lancs	Erection of a conservatory	Approved with conditions date : 13/09/2001
3/1999/0811	Riverside Lodge, Sawley, Clitheroe, Lancs	Detached true bungalow in garden area of existing dwelling (resubmission)	Decided - Final Decision 52 Date : 02/03/2000
3/1999/0221	Riverside Lodge, Sawley, Clitheroe, Lancs	Detached bungalow in garden area of existing	Withdrawn date : 05/10/1999

3/1990/0433	Land within curtilage of, Riverside Lodge, Main street, Sawley, Nr Clitheroe	Outline application for one detached dwelling	Appeal Dismissed 18/07/1991
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#### 4.0 THE PROPOSED DEVELOPMENT

4.1 The proposal is to extend at first floor level over the existing ground floor snug to create a first-floor bedroom with en-suite w.c.. The extension projects by 3.1m and is 5.41m in width. The extension will have a hipped pitched roof the ridge of which is lower than the main ridge of the house roof. The height to the ridge of the extension is 7.485m. The eaves line of the extension is a continuation of the existing eaves line.

4.2 It is proposed to finish the extension in render and to render the rest of the remaining parts of the south east elevation, the north east gable and the side elevation of the existing utility room. The roof will be covered in blue grey slates. The windows and doors will be uPVC. The development does not affect the existing parking arrangements

#### 5.0 HERITAGE STATEMENT

5.1 The site is within the Sawley Conservation Area which is a designated heritage asset according to the National Planning Policy Framework. The Conservation Area was designated in January 1971 according to the Sawley Conservation Area Appraisal commissioned from The Conservation Studio in 2005 by the Borough Council. Riverside Lodge appears to date from the mid twentieth century. It is two storeys in height and is constructed out of a dark red brick with a blue slate roof. It is set within a group of other buildings similarly constructed in the mid twentieth century.

5.2 The Sawley Conservation Area Appraisal states the special interest that justifies the designation of the Sawley Conservation Area derives from the following features:

“

- *The ruins of the Cistercian Abbey founded in 1147 and now under the guardianship of English Heritage; the Abbey is a Grade-I listed building and its surroundings are designated as a Scheduled Monument;*
- *The historic bridge;*
- *The earthworks and St Mary's Well in fields to the east of the Abbey;*
- *Its listed buildings, several of which owe their character to the reuse of Abbey masonry;*
- *The unusual industrial character and historical importance of The Long Building, a former textile printing works;*
- *The survival of an early Friends Meeting House, untouched since 1777 and still in use as a place of worship;*

- *The setting of the village on the banks of the Ribble, whose meanders provide many scenic views from various points in the village;*
- *Its open and dispersed character, with green fields forming an important component of most views;*
- *The backdrop of high hills and fells;*
- *The Ribble Way Long Distance Footpath, which passes through the village and brings visitors to Sawley;*
- *Its location within the Forest of Bowland Area of Outstanding Natural Beauty.”*

5.3 The appraisal notes on page 6 that *“Sawley has a typical agglomerated village plan with no clear nucleus. The earliest settlement probably consisted of six or so tenanted farms established after the Abbey’s dissolution. The space between these farms remained undeveloped until relatively recently: half of the houses along the main street are modern (1950’s or more recent) and of the remainder, half again are recent conversions of farm buildings.”* The former Laneside Farm which is to the north of the site is mentioned as one of the small, tenanted farms on page 8 of the appraisal.

5.4 The group of houses on the east side of the River Ribble between the Spread Eagle PH and Laneside Farm are not specifically mentioned in the Conservation Area Assessment except perhaps the reference to modern houses between farms mentioned above. These modern houses are mentioned as a statement of fact and are not included in the features that give the conservation area its special interest. A large proportion of the land included in the conservation area is undeveloped and designated due to being part of the scheduled ancient monument and its associated earthworks. The important views identified in the conservation area appraisal and townscape appraisal map relate to views across the meadows on the east and west of the River Ribble and across the scheduled ancient monument.

5.5 The proposed development does not directly affect any of the historic buildings in the conservation area or their setting. As the application site is set within an existing group of buildings it will not affect or disrupt any of the “important views” identified in the Conservation Area Appraisal and will not affect any of those elements identified as the Conservation Area “strengths” within the appraisal which are:

- *“ Its location on the banks of the River Ribble, with its meanders, gravel islands, wild flowers, wildlife, footpaths and bridges, all of which are attractive scenic features of the village that attract visitors, as does the back drop of fells to the north and south;*
- *The Abbey ruins and associated features in the surrounding fields;*



- *The existence of buildings of character and individuality associated with the Abbey or with the subsequent textile printing works.”*

5.6 It can be concluded that proposal will preserve the character and appearance of the conservation area and is entirely acceptable as it will not impact upon the setting of any listed building, building of townscape merit nor impact upon the scheduled ancient monument, open spaces, or identified important views within the conservation area.

## 6.0 DEVELOPMENT PLAN POLICY

6.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2023).

### *Core Strategy (2014)*

6.2 The following policies are of relevance to the proposal:

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in Favour of Sustainable Development

Key Statement EN2: Landscape

Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport and Mobility

Policy DMH5: Residential and Curtilage Extensions

Policy DME2: Landscape and Townscape Protection

Policy DME3: Site and Species Protection and Conservation

Policy DME4: Protecting Heritage Assets

6.3 National Planning Policy Framework.

Section 15 Conserving and enhancing the natural environment paragraph 189 states “*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues*”.

6.4 The glossary to the NPPF confirms Conservation Areas are designated heritage assets. Section 16 Conserving and enhancing the historic environment states at paragraph 207 “*local planning authorities should require an application to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of details should be proportionate to the assets’ importance and no more than is sufficient to understand the*

*potential impact of the proposal on their significance.” Paragraph 220 states “Not all elements of a Conservation Area or World heritage Site will necessarily contribute to its significance.”*

## 7 EVALUATION

### 7.1 The main planning considerations are:

- The impact of the development on residential amenity.
- The impact of the development on the National Landscape and Sawley Conservation Area.
- Potential impact on the highway network
- Ecology and trees.

#### Principle of development

7.2 Sawley is identified as a tier 2 settlement under Key Statement DS1: Development Strategy. The proposal is for a domestic extension to a dwelling which is in principle acceptable under policy DMH5 Residential and Curtilage Extension subject to other policies in the Core Strategy.

#### Residential Amenity

7.3 The proposed development is to create an additional first floor bedroom partly within the existing roof space and by building up above the existing single storey projection on the existing south east elevation. This elevation faces the entrance and parking area to the house which is separated from the access drive by a solid wall and entrance gate. Opposite the proposed extension is the bungalow The Cedars. The distance between the window in the proposed extension and the facing wall of The Cedars is 26.285m This is a sufficient distance for there to be no loss of privacy to that property. The area in front of The Cedars is hard surfaced and provides access to the gate and to the garage at Riverside Lodge as well as to the neighbouring property Spring Cottage. The extension to Riverside Lodge will not result in a loss of privacy to the outdoor amenity space of The Cedars.

7.4 The proposed extension projects from below the existing ridge to the end of the existing ground floor projection. The ridge height of the extension is 7.485m. The eaves height of the extension will be as the existing at 5.125m. The extension is to be provided with a hipped roof so that the roof slopes away from the neighbour. The proposed extension will be no closer to the neighbouring property Park House than the existing north east elevation of Riverside Lodge. The distance between the side elevation of the extension and Park House is 12.1m. The distance between the neighbouring property and the proposed extension, the

slope of the roof and the presence of mature trees on the boundary ensures that the extension will not have no undue overbearing effect on the neighbouring property Park House.

- 7.5 The only window proposed in the side elevation of the extension is a small window to light a w.c. so the development will not result in any loss of privacy in that respect. There are also some large trees adjacent to the side elevation of Riverside Lodge see the image on page one. Any views of the garden of Park House from the extension to Riverside Lodge will be indirect and the boundary between the two properties benefits from a dense evergreen hedge and trees which provide screening. See image 4. There is also an outbuilding in the southern corner of the garden to Park House.
- 7.6 The proposed extension will not result in any significant loss of privacy, natural light, or outlook which would warrant the refusal of planning permission. The proposal accords with the requirements of Policies DMH5; Residential and Curtilage Extensions and Policy DMG1: General Considerations.



4 Park House



5 Hillcrest



6 Laneside Cottages



7 Meadow Bank and Ribble Bank



Visual impact and Landscape

- 7.7 The extension has been designed to reflect the main characteristic of the house. It incorporates a hipped roof as the main roof of the house is hipped. The Cedars opposite also has a hipped roof. The proposed use of render on the south east, north east and part of the south west elevation will not look out of place in the context of the surrounding housing and the landscape generally. Many of the neighbouring properties have a rendered finish including Park House, Hillcrest, Laneside Cottages, Meadow Bank and Ribble Bank. See images 4-7 and Spring Cottage image 9.
- 7.8 The main elevation of Ribble Lodge faces the River Ribble but is not particularly visible in the landscape due to the presence of several large mature trees in the garden of Riverside Lodge and neighbouring gardens. The extension being on the south east elevation is not visible from the road. Neither is it particularly visible from the higher ground to the east. A public footpath runs through the field to the south of The Cedars from a red painted metal gate on Sawley Old Brow. See image 8. The path descends towards the boundary between The Cedars and Spring Cottage. As you approach the rear of The Cedars a small portion of the roof of Riverside Lodge comes into view behind The Cedars see image 9. The provision of the first-floor extension will not interrupt any public views within the conservation area.
- 7.10 The proposed development does not directly affect any of the historic buildings in the conservation area or their setting. As the application site is set within an existing group of buildings it will not affect or disrupt any of the “important views” identifies in the Conservation Area Appraisal and will not affect any of those elements identified as the Conservation Area which justified its designation or are identified as contributing to its strengths. The well-designed extension adds to the visual quality of the built environment within the conservation in accords with Key Statement EN5: Heritage Assets, Policy DME4: Protecting Heritage Assets and Policy DME2: Landscape and Townscape Protection.
- 7.11 Riverside Lodge is set within a group of modern dwellings with the village of Sawley and the Sawley Conservation Area. The proposed extension is surrounded by other residential dwellings built out of similar materials and relates to the built form of the village. The development will have no impact upon the visual quality of the National Landscape or views across the landscape. Key Statement EN2: Landscape states that *‘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 will have a similar external appearance to the host dwelling in terms of its form and materials and as such the development will accord with Key Statement EN2.



8 View from Sawley Old Brow towards the site



9 View from the public footpath towards The Cedars with the roof of Ribble Lodge to the rear

Highways

- 7.10 The house currently has four bedrooms and three off-street car parking spaces. The increase in bedrooms to five does not indicate any requirement for an increase in car parking spaces in accordance with the Lancashire County Council car parking standards which requires 3 car parking spaces for a dwelling with 4+ bedrooms. The proposed development does not interfere with the existing parking and turning arrangements.

Protected Species

- 7.11 A Preliminary Bat Roost Assessment has been carried out. It that there was no evidence that bats or nesting birds were roosting in the buildings the building. The property is considered to be of negligible potential for roosting bats. The report suggests biodiversity net gain through the installation of two, two chamber bat boxes. The location of these are shown on the proposed elevation drawings and the box details are provided in the appendix. The proposal complies with the requirements of policy DME3: Site and Species Protection and Conservation.

**8.0 CONCLUSION**

- 8.1 This Planning Statement has been prepared on behalf of the applicant for a first-floor extension on the south east elevation of Riverside Lodge. It has demonstrated that the proposal is compliant with the adopted Ribble Valley Core Strategy and the NPPF in relation to residential amenity, visual amenity impact on the designated heritage asset which is Sawley Conservation area and the National Landscape. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.

Appendix

Continued.



#### Appendix Bat box details.

The proposed bat boxes are Greenwoods Ecohabitats Two Chamber Bat Boxes (<https://www.greenwoodsecohabitats.co.uk>) or Kent Bat Box. Two alternatives are suggested in case of supply difficulties.

#### Greenwoods Ecohabitats

### TWO CREVICE BAT BOX



£53

Individually Handmade - Specifications are in cm and approximate.

External: 44 high x 22 wide x 10 deep

Internal: 41 x 17 x 1.8 crevices @ 2

Weight approx. 8kg

Designed for small groups of crevice dwelling bat species, such as Common and Soprano Pipistrelles.

This product is available a variety of colours see below.

# ECOSTYROCRETE PRODUCTS

Please say, when ordering, if you want the bat boxes for WALLS or TREES, as they can be made with a flat or round back.

## COLOURS AVAILABLE

As each of the bat boxes is handmade, the colour may vary slightly from that shown.



Brown



Buff



Charcoal



Pastel Red



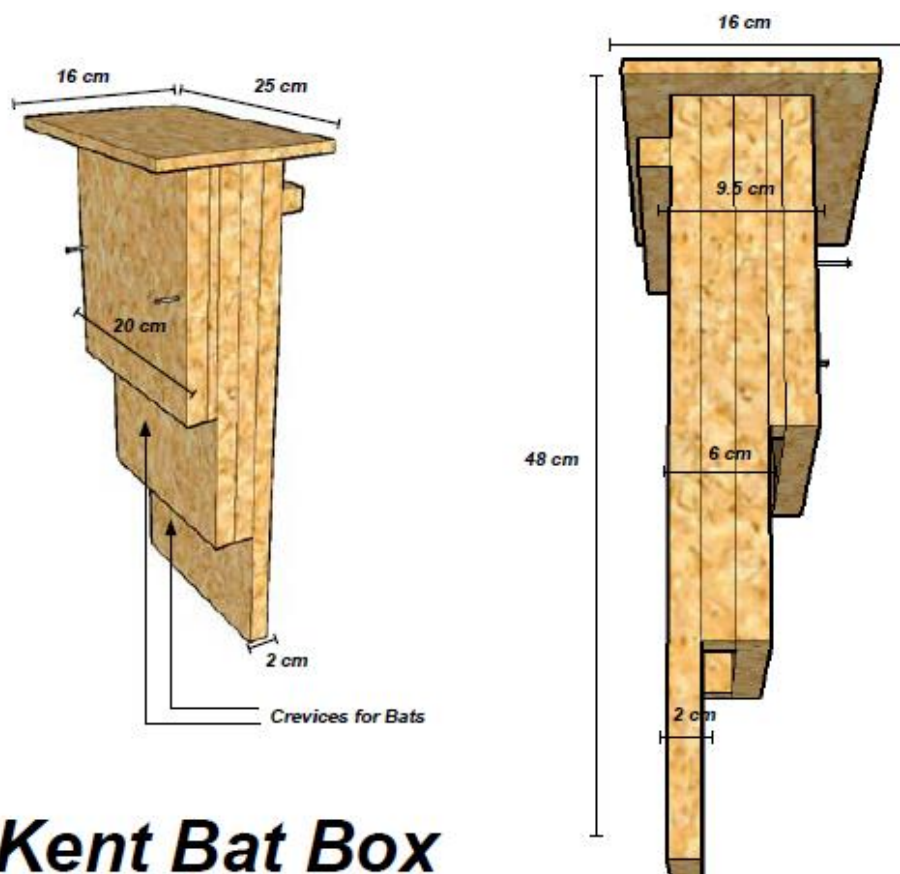
Sage Green



Terracotta



Uncoloured



## The Kent Bat Box

*The box should be constructed from untreated rough-sawn timbers, with 2 or 3 crevices - the limiting factor being the weight and thickness of the box. The crevices may be any size between 15 and 25mm. Timber should be around 20mm thick. The box should be made to be rainproof and draught-free.*

*The box can be fixed to walls or flat surfaces or to trees. Fixing may be done by use of brackets, durable bands or wires. Boxes are best fixed as high as possible in sheltered / shaded locations where is a clear flight to the box entrance. Exposure to the sun for part of the day is acceptable. Several boxes may be placed near together.*

*It should be the intention that boxes are to remain in position for several years. Boxes should not be disturbed, so check for occupancy by watching at dusk for bats to emerge. The box is self-cleaning.*

**Note: all measurements are approximate.**

