

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

|                |                 |           |              |                |                 |           |              |                |
|----------------|-----------------|-----------|--------------|----------------|-----------------|-----------|--------------|----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>SK</b> | <b>Date:</b> | <b>18.9.25</b> | <b>Manager:</b> | <b>LH</b> | <b>Date:</b> | <b>18/9/25</b> |
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| <b>Application Ref:</b>            | 2025/0452         |                     |         | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 17.6.25           | <b>Site Notice:</b> | 17.6.25 |                                                                                                                                                                                                              |
| <b>Officer:</b>                    | Stephen Kilmartin |                     |         |                                                                                                                                                                                                              |
| <b>DELEGATED ITEM FILE REPORT:</b> |                   |                     |         | <b>APPROVAL</b>                                                                                                                                                                                              |

|                                 |                                                                            |
|---------------------------------|----------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed rear single storey extension to form storage area and staff area. |
| <b>Site Address/Location:</b>   | Whalley Post Office 97a King Street Whalley BB7 9SW                        |

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

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|------------------------------------------------------------------------|----------------------------------------------|
| <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. |                                              |
| <b>CONSULTATIONS:</b>                                                  | <b>Additional Representations.</b>           |
| No representations received in respect of the application.             |                                              |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development  
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DME4: Protecting Heritage Assets

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

**Relevant Planning History:**

**2017/0823:**

Installation of Bank of Ireland ATM . ATM to be installed through brickwork on the LHS of the entrance door by the RHS glazed window in an ATC. (Approved)

**2017/0431:**

Installation of Bank of Ireland ATM with reflective advertising collar surround. (Approved)

**2017/0429:**

Installation of Bank of Ireland ATM with reflective advertising collar surround. ATM to be installed through brickwork on the far left hand side of shop front. (Approved)

## **ASSESSMENT OF PROPOSED DEVELOPMENT:**

### **Site Description and Surrounding Area:**

The application relates to the Post Office building located at 97a King Street, Whalley . The building is a single storey semi-detached commercial premises located within the Designated Whalley Conservation Area, with the building also being within the defined Main Centre Boundary of the settlement.

The building directly adjoins the residential dwelling number 97 at its southern extents with number 99 King Street being located to the north. The application property backs on to 'The Grove' located to the west which is predominantly residential in character.

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

The application seeks consent for the erection of a single storey extension to the rear of the property to form a staff kitchen and sorting and stock storage area. The extension will benefit from an 'L' shaped footprint configuration with the main body of the extension extending rearward 8.2m, measuring approximately 4.9m in width.

The proposed extension will benefit from a hipped roof arrangement to the rear, with the smaller element of the extension, adjacent number 97, being flat-roofed in nature. The submitted details propose that the extension will be faced and roofed in materials to match those found on the existing building

### **Impact upon Character/appearance of Conservations Area:**

The application relates to an existing commercial premises located within the designated Whalley Conservation Area. 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:**

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.

**Listed buildings - Section 16 (2) (as amended by s.58B of Levelling-up and Regeneration Act 2023):**

In considering whether to grant listed building consent for any works to a listed building the local planning authority shall have special regard to the desirability of preserving or enhancing the building. 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 Impacts:**

The proposed rear extension will benefit from an 'L' shaped footprint configuration with the main body of the extension extending rearward 8.2m, measuring approximately 4.9m in width. The proposed extension will benefit from a hipped roof arrangement to the rear, with the smaller element of the extension, adjacent number 97, being flat-roofed in configuration. The extension will be of a simple external appearance failing to benefit from any external fenestration save that for a proposed access door to the north facing elevation of the extension.

The extension will be located to the rear of the property, failing to be afforded any significant visibility from the public realm within the defined Whalley Conservation Area. With the only views being afforded to the proposal being those afforded upon approach from the rear when viewed from 'The Grove' or upon approach from the south from the backstreet.

Taking these matters into account and taking account of the external appearance, configuration and scale of the proposed development, it is not considered that the proposed extension will result in any adverse measurable visual impacts upon the character or visual amenities of the Designated Whalley Conservation Area or the immediate streetscene.

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 the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **Impact Upon Residential Amenity:**

The application relates to a commercial premises within the designated Main Centre Boundary of the settlement of Whalley, With the property having a direct relationship with a number of existing residential receptors to the north, south and west. As such, consideration must be given in respect of the potential for the development to result in undue impact upon nearby affected residential amenities.

The proposed rear extension will benefit from an 'L' shaped footprint configuration with the main body of the extension extending rearward 8.2m, measuring approximately 4.9 in width. The proposed extension will benefit from a hipped roof arrangement to the rear, with the smaller element of the extension, adjacent number 97, being flat-roofed in configuration. The extension will be of a simple external appearance failing to benefit from any external fenestration save that for a proposed access door to the north facing elevation of the extension.

The main body of the extension will be located directly adjacent the existing southern shared boundary with Number 97 King Street, with the extension - by virtue of the configuration of the boundary, extending rearward for a distance of approximately 6.1m along the boundary.

It is noted that the garden area associated with Number 97 that will be directly adjacent the proposed extension is currently utilised for vehicular parking. As such the extension is unlikely to directly result in any adverse impact upon the usable garden area associated with the neighbouring affected dwelling.

As such it is not considered that the proposal will result in any in direct conflict with Policy DMG1 of the Ribble Valley Core strategy 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.

#### **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, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.*

*The Local Highway Authority (LHA) are in receipt of an application for the proposed rear single storey extension to form storage area and staff area at Whalley Post Office 97a, King Street, Whalley.*

*The LHA are aware that the development will continue to have pedestrian access from King Street, the B6246, which is subject to a 30mph and a vehicle access from Rear King Street, which is a private road. The proposal will increase the floor space within the site to provide additional storage space. However, there are no plans to increase employment and 2 parking spaces will be retained, which is in line with staffing provisions. The site is also located in a highly sustainable location with good access to public transport and local amenities. There is also a number of parking provisions, including on-street and car parks for visitors.*

*If the Planning Authority is minded to approve this application, Lancashire County Council Highways requests that the following conditions be appended to the decision notice:*

- 1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of a 24-hour contact number, vehicle parking facilities, details for the storage of materials and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.*

*Reason: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.*

- 2. The development hereby permitted shall not be brought into use until the car parking shown on the approved plan(s) have been provided in full and are available for use. The car parking and turning areas shall thereafter be kept available for the parking and manoeuvring of vehicles at all times.*

*Reason: To ensure the provision of adequate car parking on site and in the interests of highway safety.*

As such, and in the absence of any objection being raised by the Local Highways Authority, the proposed development raises no significant direct conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the immediate highway network and seek to ensure that adequate highway/pedestrian infrastructure is brought forward to adequately serve the development proposed.

#### **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 permission be granted subject to the imposition of conditions.