

May 2025



Planning, Design & Access and Heritage Statement

97A King Street, Whalley

Rear extension to commercial building



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1.0 INTRODUCTION

- 1.1 This Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany a planning application seeking consent for a rear extension at 97A King Street, Whalley. This Statement should be read alongside the accompanying plans and other documents which accompany the submission.
- 1.2 The application site relates to the Whalley Sub Post Office premises, a highly regarded local facility serving Whalley and the surrounding villages with a vital public service. Like many businesses, the Post Office is facing a particularly challenging period. The impact of rising costs, inflation and restrictions on funding from central Government mean that while the Post Office look to re-open branches when they close, it cannot commit to doing so in every instance. The Post Office has undertaken a comprehensive review of the network to ensure that it continues to meet evolving customer needs in a very challenging economic climate.
- 1.3 As such, given the recent closures (or announcements of closures) at Post Office sites in nearby towns / villages within the Ribble Valley, the Applicant seeks to secure the future viability of the Whalley premises. The existing premises have very limited storage / sorting space and the need for additional stock storage / parcel sorting space has arisen. The scheme bring presented would meet the commercial requirements of the application business without resulting in adverse harm to the character and appearance of the area or to amenity.
- 1.4 The following sections describe the application site and its surroundings as well as the Applicant's intentions for the site. It then sets out the relevant local and national planning policy context before assessing the proposal and concluding that the scheme meets the commercial requirements of a local business and is compatible with the site and its surroundings whilst not bringing about undue harm to the local highway network or to amenity. Consequently, it is concluded that consent ought to be granted.

2.0 SITE & SURROUNDINGS

- 2.1 The application site relates to a single storey property currently occupied by Whalley Post Office. The site is located to the west of King Street situated within the designated Whalley Conservation Area. The property is attached to a row of terraced residential dwellings to the south.



Figure 1. Application site

Whalley Conservation Area

- 2.2 The small town of Whalley is notable for the ruins of a late 13th century Cistercian abbey, part of which is still in use as a conference centre, and for St Mary's and All Saints' Church, with its attractive churchyard in which are three Saxon crosses. King Street, where the application site is located, is the principal commercial street and contains four 18th century (or earlier) inns and a variety of small, mostly locally owned shops.
- 2.3 The site is located within close proximity of the Whalley Arms Public House which is Grade II listed (1072044):

*WHALLEY KING STREET (east side) SD 73 NW 2/63 Whalley Arms -
GV II*

Public house, 1781, Sandstone rubble with slate roof. 2 storeys with attic, 3 bays. Facade has chamfered quoins, band, and gutter brackets. Windows have plain stone surrounds, and glazing bars to their upper sashes. The right-hand bay now has a C19 single-storey stone canted bay window. Door, in central bay, has an architrave and a pediment on console brackets. Chimneys on right-hand gable and to right of middle bay. The left-hand gable wall is of 3 bays with band and chamfered quoins. It has sashed windows with glazing bars and plain stone surrounds, those on the ground floor with round heads and keystones. The middle window on the ground floor was formerly a door and has an architrave flanked by pilasters, and a segmental pediment. Under the gable is a re-used C17 mullioned attic window of 3 lights with ogee head. Above it is a plaque inscribed: 'RC 1781'.

Planning History

- 2.4 The following applications are of relevance to the site:
- 3/2017/0429 - 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 (Refused July 2017).
 - 3/2017/0431: Installation of Bank of Ireland ATM with reflective advertising collar surround (Advertisement Consent Only - Approved July 2017).

3.0 PROPOSED DEVELOPMENT

- 3.1 Consent is sought for a single storey rear extension to the main Post Office building to provide additional sorting / stock storage space, ancillary to the Post Office business. The accompanying plans fully demonstrate the Applicant's intentions for the site and should be referred to for further details.

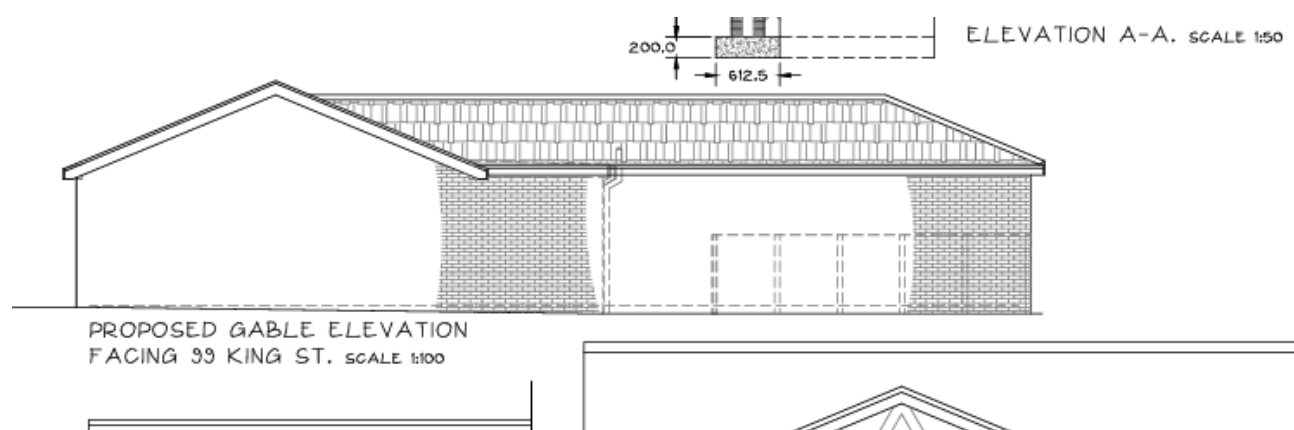


Figure 2. The proposed extension would single storey and follow the existing eaves height of the host building

- 3.2 The proposed extension would be of matching materials to the host building and follow the same roof style.

4.0 RELEVANT PLANNING POLICY

4.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004). Section 72 of The Town and Country (Listed Buildings and Conservation Areas) Act 1990, states that the Local Planning Authority should pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering the proposed development. The Development Plan for the purposes of this application comprises the Core Strategy (December 2014). The National Planning Policy Framework (NPPF) sets out the Government's planning agenda and is also of relevance.

Core Strategy (December 2014)

4.2 The following policies are of relevance:

- *Key Statement EC1 Business and Employment Development* - states that developments strengthen the wider rural and village economies will be supported in principle.
- *Policy DMG1 General Considerations* - states that all development must be of a high standard of building design and 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.
- *Key Statement EN2 Landscape* - states that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.
- *Key Statement DMB1 Supporting Business Growth and the Local Economy* - proposals that are intended to support business growth and the local economy will be supported.

National Planning Policy Framework (NPPF)

4.3 The NPPF sets out the Government's planning policies. According to the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the

objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

- 4.4 The NPPF does not change the statutory status of the development plan as the starting point for decision making. It states that development in accordance with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless material considerations indicate otherwise.
- 4.5 The NPPF sets out the approach to determining applications in relation to heritage assets. The NPPF recognises that heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance. Heritage assets are irreplaceable, any harm or loss of significance through their alteration should require clear and convincing justification.
- 4.6 Paragraph 212 of the NPPF advises that great weight be given to the conservation of designated heritage assets (and the more important the asset, the greater the weight should be).
- 4.7 Paragraph 213 goes on to advise that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and that this should have clear and convincing justification.

5.0 PLANNING APPRAISAL

5.1 The purpose of this section of the Statement is to identify and assess the main planning considerations raised by the proposals in the context of relevant national and local planning policy and guidance. The key issues are;

- the principle of the development, having regard to the provisions of the adopted Development Plan and other local planning policy documents;
- the effect of development on residential amenity;
- the effect of development on character and appearance (heritage)
- the effect of development on highways

5.2 Each of these matters is considered below.

Principle of development

5.3 As previously set out, the application site relates to the Whalley Sub Post Office premises, a highly regarded local facility serving Whalley and the surrounding villages with a vital public service. Like many businesses, the Post Office is facing a particularly challenging period. The impact of rising costs, inflation and restrictions on funding from central Government mean that while the Post Office look to re-open branches when they close, it cannot commit to doing so in every instance. The Post Office has undertaken a comprehensive review of the network to ensure that it continues to meet evolving customer needs in a very challenging economic climate.

5.4 As such, given the recent closures (or announcements of closures) at Post Office sites in nearby towns / villages within the Ribble Valley, the Applicant seeks to secure the future viability of the Whalley premises. The existing premises have very limited storage / sorting space and the need for additional stock storage / parcel sorting space has arisen. The scheme brought forward would meet the commercial requirements of the application business in line with the aspirations of Key Statement DMB1 *Supporting Business Growth*.

5.5 On this basis, there is clearly no conflict with the spatial development policies of the adopted development plan and the NPPF advises that

proposals which accord with the development plan should be approved without delay. The NPPF instructs that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole or its specific policies indicate development should be restricted. The scheme will clearly deliver beneficial sustainable development for the local community that should be granted planning permission, and it will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits of its approval. This is confirmed in the following assessment of the detailed material considerations relevant to the application.

The effect of development on residential amenity

- 5.6 The proposed extension would be single storey and of a modest height, in line with the single storey nature of the host-building. As such, it would not appear in any way over dominant when viewed from the rear streetscape. Whilst the presence of the row of bungalow dwellings on the opposite side of the backroad is noted, there are no windows proposed to the elevations of the extension and as such, there would be no undue overlooking / privacy concerns brought about to the residential properties at the rear of the site.
- 5.7 Furthermore, it is noted that many of the adjoining terraces have outriggers and outbuildings of various scales (see below) and the relationship between the application site and the bungalows opposite would largely mirror the existing relationship which exists further down the backroad, as shown below. The sloping nature of the roof would also lessen any impact. On balance, given its modest scale, it would no result in loss of light to nearby occupants and the scheme is considered to be compliant with Policy DMG1 General Considerations.



Figure 3. Many of the adjoining terraces have outriggers and outbuildings of various scales and the relationship between the application site and the properties beyond would largely mirror the existing relationship which exists further down the backroad



Figure 4. The side elevation of the neighbouring property closest to the site does not feature a window and so would not be impacted by the proposals.

The effect of development on character and appearance (heritage)

- 5.7 The application property is located within the designated Whalley Conservation Area and is attached to a building which is considered to be a designated heritage asset, (No. 97 King Street). King Street is cited within the Conservation Area Appraisal as the principal commercial street which contains four 18th century (or earlier) inns and a variety of small, mostly locally owned shops.
- 5.8 Policy DMG1 of the Ribble Valley Core Strategy states that ‘in determining planning applications, all development must protect and enhance heritage assets and their settings’. King Street is typified by a mix of commercial and residential properties. The works would be undertaken to the rear of the building which is not a principal elevation within the Conservation Area. There is in fact more modern development to the rear elevation and many of the nearby properties have more modern rear extensions / outbuildings as shown overleaf. As such, it is not considered that the proposed extension would result in an introduction of incongruous elements given the proposed development would be read largely in context with the rear extensions / outbuildings. Consequently, it would not appear out of character or an overly prominent addition in the area therefore it is considered that the proposed extension would have a negligible impact on the character, setting and visual appearance of the Conservation Area.



Figure 5. There is more modern development to the rear elevation of the site and many of the nearby properties have more modern rear extensions / outbuildings. The proposed extension would be seen within this context

The effect of development on highways

- 5.9 As indicated on the accompanying site layout plan, there would be 2no. off-road parking spaces which is considered ample for staff parking provision. The proposals do not impact the premises' current servicing arrangements.

6.0 CONCLUSION

- 6.1 This Statement has justified the merits and acceptability of the proposed rear extension at 97A King Street, Whalley. It has clearly been demonstrated that the works comprise a suitably designed addition to the host building which will assimilate and not result in harm to the Conservation Area setting, for the reasons set out.
- 6.2 Permitting the proposals would be in line with Section 72 of The Town and Country (Listed Buildings and Conservation Areas) Act 1990 which states that the Local Planning Authority should pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area when considering the proposed development.