

# PLANNING AND HERITAGE STATEMENT

CREATION OF 1 NO RESIDENTIAL DWELLING AND 1 NO RESIDENTIAL APARTMENT

AT

FORMER PRESBYTERY TO ST MARYS CHURCH

49 WHALLEY ROAD

SABDEN

LANCASHIRE

BB7 9DZ



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## SECTION 1.0

# INTRODUCTION

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### 1.1 OVERVIEW

This planning statement has been produced as part of an application for planning permission for the conversion of the existing presbytery to form 1 no residential dwelling (House) and 1 no residential apartment at:

Former Presbytery to St Marys Church, 49 Whalley Road, Sabden, Lancashire, BB7 9DZ

The development proposals involve the conversion and division of the existing presbytery to form a two storey residential dwelling and a first floor apartment, including the enabling works that are required to facilitate the proposed development.

### 1.2 PURPOSE

This statement provides a description of the application site and an analysis of the development proposals against both local and national planning policies and relevant material considerations. It demonstrates that the proposals are in accordance with the relevant policies of the adopted Core Strategy as well as the policies of the National Planning Policy Framework.

This statement should be read in conjunction with all following application documents and should not be considered in isolation.

- 7145 – E01: Existing Plans and Elevations
- 7145 – E02: Existing Site Plan
- 7145 – P01: Proposed Plans and Elevations
- 7145 – P02: Proposed Site Plan
- Sustainable Drainage Strategy by Sunderland Peacock and Associates Ltd
- Construction Method Statement and Conversion Methodology by Sunderland Peacock and Associates Ltd
- Bat Scoping Survey by Sunderland Peacock and Associates Ltd.

### 1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following:

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. <sup>1</sup>
- Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning – Note 3 (Second Edition)
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>2</sup>

### 1.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds an M.Sc. in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings.

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<sup>1</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31<sup>st</sup> March 2020)

<sup>2</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31<sup>st</sup> March 2020)

## SECTION 2.0

# SITE ASSESSMENT

### 2.1 SITE LOCATION

Sabden lies in a steep-sided valley in lowland fringe farmland beside Sabden Brook and is located on a minor road about midway between Burnley and Clitheroe. The road follows the route of an ancient pass over Pendle Hill and descends steeply into the village from the Nick of Pendle to the north and Padiham Heights to the south. The village lies in open countryside within the southern outlier of the Forest of Bowland Area National Landscape (formerly the Forest of Bowland Area of Outstanding Natural Beauty) which includes Pendle Hill, Barley Moor and Pendleton Moor.

The building occupies an elevated position on the north side of Whalley Road and adjoins the north east side of St Marys Church.

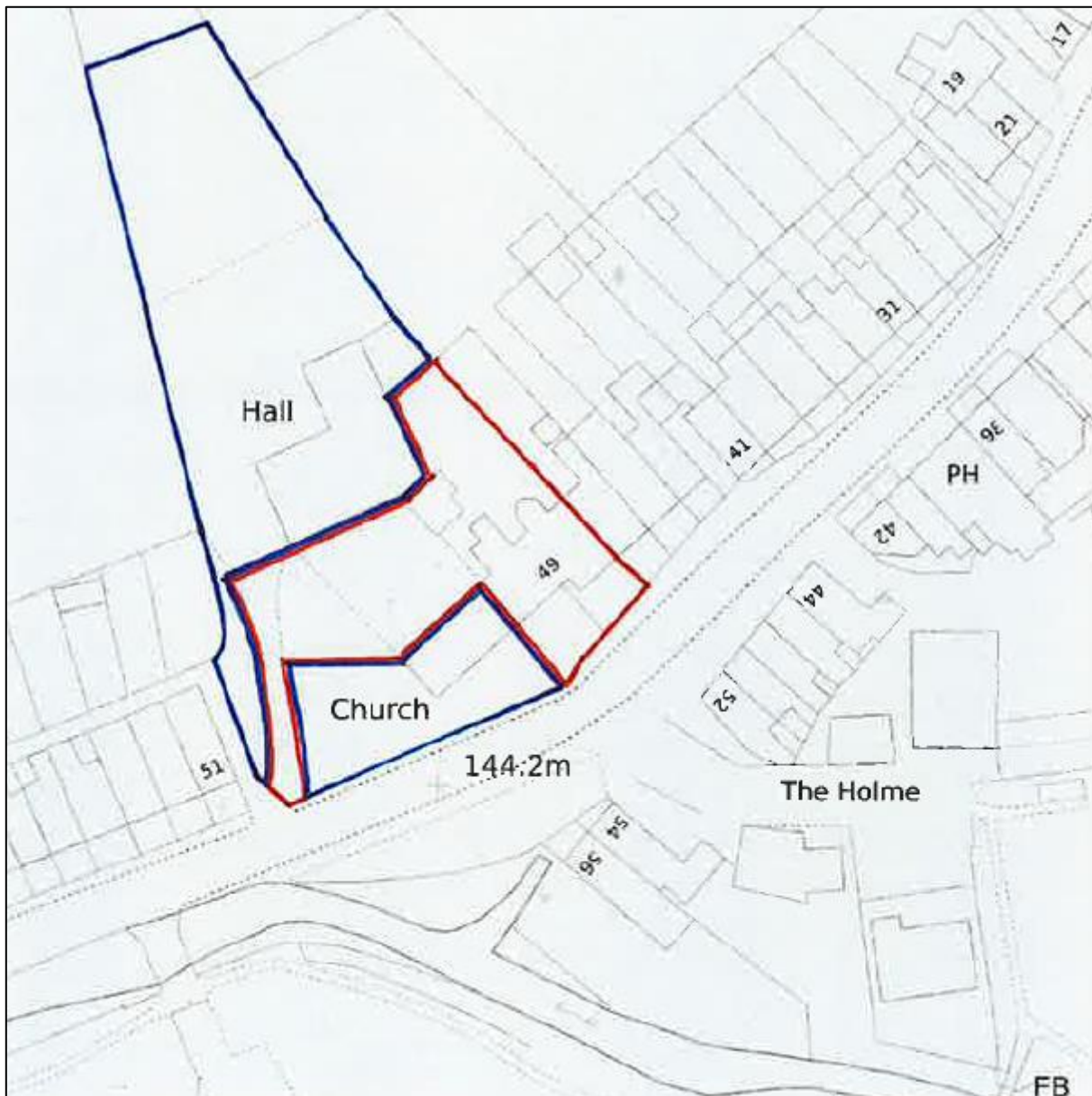


Fig 01: Location Pan showing the application site (red) and no.49 Whalley Road.



*PL01: South east front elevation of the south western half of the building.*



*PL02: South east front elevation of the north eastern half of the building.*



*PL03: North west rear elevation of the north eastern half of the building.*



*PL04: North west rear elevation of the south eastern half of the building.*



*PL05: View of the existing site entrance.*



*PL06: View of the existing church hall to the north east of the building.*



*PL07: View of the garages to be demolished to the rear of the building.*



*PL08: View of St Marys Church from the north east (rear).*

## 2.2 PLANNING HISTORY

A planning history search has been undertaken via Ribble Valley Borough's online planning register to understand any permissions associated with the site. No planning applications directly associated with the former presbytery have been found; however, the following applications was found which relates to the site.

Application 3/2013/0927 – Erection of barrier to main entrance.

Approved with conditions - 20.12.2013.

## 2.3 HERITAGE ASSET DESIGNATIONS

The application site is within the defied boundary of the Sabden Conservation Area which is a Designated Heritage Asset and is designated as a Conservation Area under the provisions of Section 69 of the Planning (listed Buildings and Conservation Areas) Act 1990, which defines these areas as being "...of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance". Please refer to Appendix A of this report regarding the reasons for designation and the elements which contribute to the special interest of the conservation area.

The building is highlighted on the Sabden Conservation Area map as a 'Building of Townscape Merit' which is defined as an unlisted building which has been judged as making a positive contribution to the character and appearance of the conservation area. Whilst this is not a statutory designation it is likely to be a material consideration as part of the planning application process.

## 2.4 HISTORICAL BACKGROUND

This section is intended to give a brief account of the historical development of the building based on information obtained from secondary research sources. The historic development of the building appears to be poorly documented amongst published and unpublished documentary evidence, and a search of online archival depositories has yielded no useful information pertaining to the building and its historical development.

However, a brief history of the site is provided by the 'Taking Stock' website<sup>3</sup> which is a project of the Catholic Bishops' Conference of England and Wales which provides an architectural and historical assessment of churches in regular use for public worship. The entry for St Mary's

<sup>3</sup> Catholic Bishops Conference of England and Wales, Taking Stock – Catholic Churches of England and Wales (Online) Available at: <https://taking-stock.org.uk/building/sabden-st-mary/>

Church, which also briefly mentions 49 Whalley Road, at Sabden reads as follows;

*"The two small settlements of Sabden Bridge and Heyhouses grew and merged from the late eighteenth century, with the establishment of a cotton mill at Sabden Brook. The small Catholic population had to make the journey over the hills to Clitheroe to attend Mass until 1877, when a school-chapel, with three adjoining cottages, were built in Pendle Street East, following a donation from the Trappes family of Clayton-le-Moors. Mass was said once a month by Jesuit priests coming from Clitheroe until 1909, when Sabden was handed over to the diocese and the first resident priest, the Rev. John Meade, appointed. Bank House (49 Whalley Road), an end-of-terrace house with a substantial garden, was acquired to serve as a presbytery; a ground floor room was used for worship until funds were raised for a purpose-built church adjoining. The present church was built in 1937 at a cost of £800 by the Burnley builder and contractor Daniel Durkin, from plans drawn up by 'young Mr Dennis Durkin' (Bolton), presumably the son of the builder. Stone from a cotton mill at Lowerhouse then in the process of demolition was used in the construction. The church bears some resemblance to Christ the King, Burnley (qv), erected by the same builders in the previous year. Later additions have included an entrance lobby at the west end of the church, and a parish hall. The church is served from Clitheroe, and Bank House is tenanted. The former school-chapel in Pendle Street East survives, now in residential use.*

### Description

*The church is attached to the side of Bank House (49 Whalley Road), a handsome end-of-terrace mid-nineteenth century stone-built house, with Gothic detail to the entrance and a two-storey bay window. The church is built of ashlar stonework, said to have come from a demolished nineteenth century cotton mill at Lowerhouse, with a slate roof. It is a plain, single-cell building, with a later western vestibule addition, in matching materials but with a slightly steeper roof pitch. The flank elevations are of four bays, the bays marked by attached buttresses with offsets. The windows have modern hardwood frames, replacing the original metal-framed windows. The westernmost window on the entrance (garden) side was originally the main entrance, made into a window when the vestibule addition was added. The interior is plain in character, with white plastered walls and ceiling, the braces exposed up to collar level. There are furnishings of particular note; there is no evidence of the painting of St Jerome recorded by Bolton in 1950 (p.169), which is thought to have come with the Jesuits from France to Stonyhurst."*

The website of the Parish of Our Lady of the Valley<sup>4</sup> also provides a limited amount of detail on the acquisition of 49

<sup>4</sup> Parish of Our Lady of the Valley (2025) Sabden History (Online) Available at: <https://www.olotv.org.uk/sabden/sabden-history>

Whalley Road and its use in establishing a church at Sabden and reads as follows;

*“It was not until 1909 that Clitheroe was relieved of the burden. When the Rev. John Meade was named the first parish priest of Sabden, it took him two years to find a house there – and he worked his parish from Whalley. In 1911 he was able to get one of the school houses, and there he resided until 1919. Bishop Casartelli at his visitation gave Fr. Meade a commission to find a suitable house as a presbytery in Sabden and so Bank House was bought for £520 (at diocesan expense) providing a fair – sized and well – built home for a priest and sufficient ground for a church. Bank House has one very large room on the ground floor and Fr. Meade turned this into a chapel and ceased using the school for church purposes. His pastorate ended with his death on January 1933, aged 65, and the Rev. Thomas Murray was his successor. The big room in Bank House was too small for the number of Catholics and Fr. Murray set about getting a building fund – meanwhile he was forced to return to the use of the school for the Sunday services. By 1937 that fund stood at £650 and with this he approached the late Mr. Daniel Durkin, builder and contractor of Trafalgar Street, Burnley, to whom much more than to anyone else is due the credit for the completion of the present St. Mary’s Church. The plans were drawn by young Mr. Dennis Durkin. All the stone required was obtained at a nominal price from the staircase of a huge cotton mill that had been erected in 1837 – exactly a century before – at Lowerhouse, and was then in the course of being demolished. Mr. Durkin completed the church for the extraordinarily modest price of £800. The wooden altar and oak altar rails were given by Fr. Hubert Baron from St. John the Baptist’s at Padiham.”*

## SECTION 3.0

# ASSESSMENT OF SIGNIFICANCE

### 3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>5</sup> Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide a brief assessment of the significance of the building so that the proposals for change can be informed by the level of significance it possesses and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the building and desk-based research. It takes into consideration the significance of the building as well as the contribution made by its setting and the significance of the conservation area.

The following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

**Archaeological interest:** “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”<sup>6</sup>

**Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”<sup>7</sup>

**Historic Interest:** “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”<sup>8</sup>

### 3.2 SUMMARY STATEMENT OF SIGNIFICANCE

The former Presbytery at St Mary’s Church is not a statutorily listed building which suggests the limited level of intrinsic interest that the building possesses. The level of interest that the building provides is insufficient to be able to establish the buildings as being of national importance, therefore, it is not of a standard suitable for statutory listing and must only be considered to be of local interest as part of the local streetscape and conservation area.

The significance of the building is derived from being an example of a mid-19<sup>th</sup> century end terrace type dwelling which was also instrumental in the establishment of a dedicated Roman Catholic church in Sabden. The building was acquired in the early 20<sup>th</sup> century to serve as a presbytery and also as the primary place of worship until the extant church was constructed in the 1937. The exterior appearance of the building is simple but dignified. The basic historic form of the building has survived as well as original materials and detailing. The building has gothic window and door detailing to the front south east elevation which is of interest. The rear of the building is of lesser interest and which has been diminished further by the introduction of unsympathetic modern garages as well as a modern conservatory addition, combined with the loss of original windows throughout the building and their subsequent replacement with modern timber and uPVC windows.

<sup>5</sup> National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic.](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic.)

<sup>6</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

<sup>7</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

<sup>8</sup> Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

The significance of the Sabden conservation area is derived from its strong sense of place and local distinctiveness created by the varying ages and appearances of its buildings and the homogenous use of locally quarried stone.

The conservation area is characterised by late 18th and 19th century terraced houses which were built as homes for Sabden's mill workers and form the area's most prevalent building type. There are a small number of instances of larger detached dwellings on large plots, the most notable examples being Sabden House and Whins Cottage, both of which were the homes of affluent mill owners.

The villages buildings are complemented by a number of natural features including Sabden Brook, which is partly lined with trees and creates a rural atmosphere. Further important tree groups are scattered throughout the conservation area, in particular to St Nicholas's church yard and adjacent to St Mary's Church.

A number of local details and features contribute to the distinctiveness of the conservation area and include areas of historic floor surfaces, stone boundary walls, railings and gate pillars which enclose small gardens, dated stone plaques to terraced rows, the rose gardens and historic post and telephone boxes.

# SECTION 4.0

## PROPOSED DEVELOPMENT

### 4.1 SUMMARY OF DEVELOPMENT PROPOSALS

The proposed development consists of the conversion of the former Presbytery into 1 no residential dwelling house and 1 no first floor residential apartment. The proposals also involve a number of improvements to the external elevations of the building and site including various repair works and the demolition of the existing garages to the rear of the building. Please refer to the Construction Method Statement and Conversion methodology as well as drawing refs: 7145 – P01 and 7145 P02 for full details of the works propose



Fig 02 (left) Proposed south east front elevation.



Fig 03 (right) Proposed north west rear elevation.

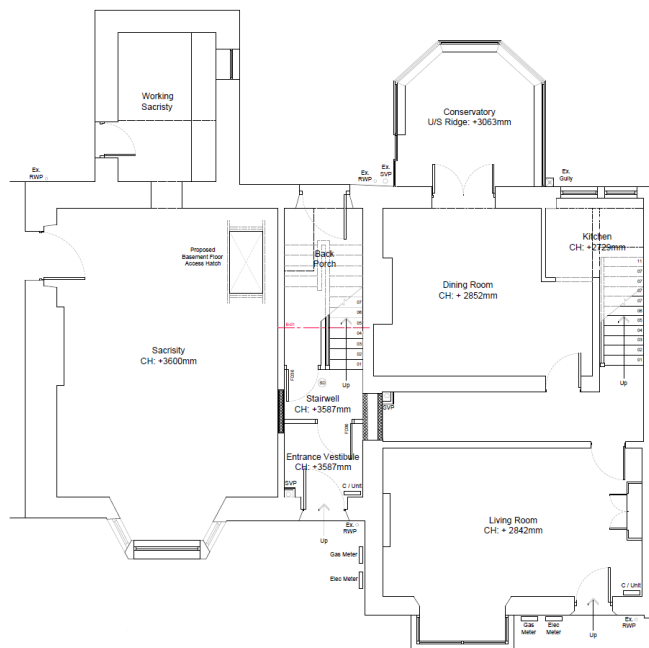


Fig 04 (left) Proposed ground floor plan

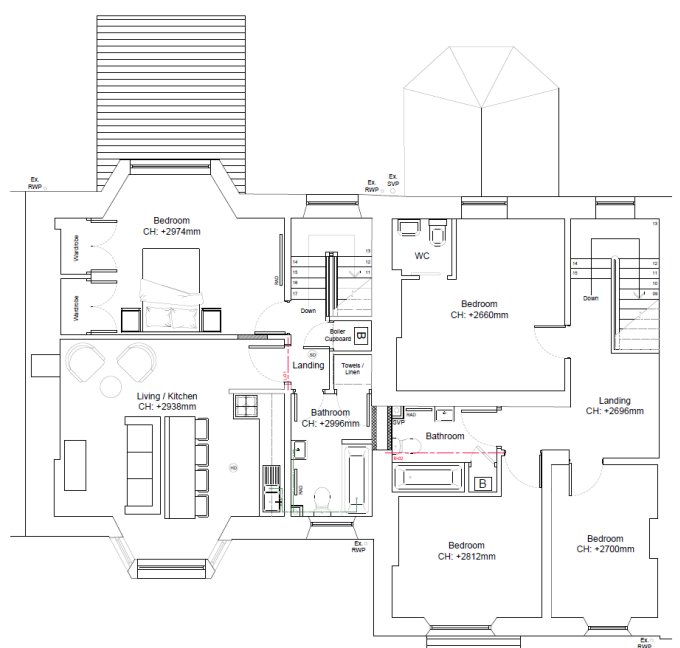


Fig 05 (right) Proposed first floor plan

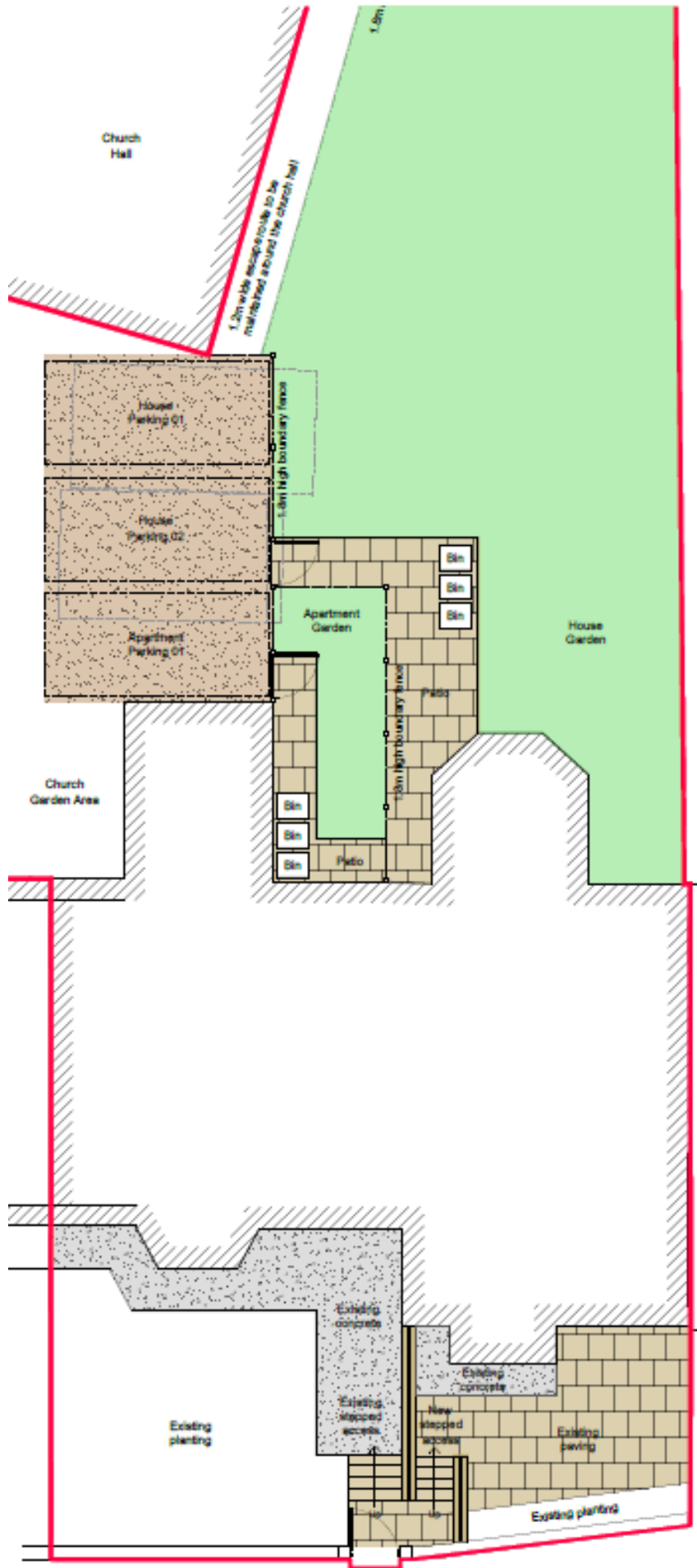


Fig 06: Proposed Site Plan

## SECTION 5.0

# PLANNING POLICY CONTEXT

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### 5.1 NATIONAL LEGISLATION

Section 38 (6) of the Planning and Compulsory Purchase Act Requires that planning applications are determined in accordance with the Development Plan which in this case is the Pendle Local Plan Part 1: Core Strategy which was adopted in 2015.

The Planning (Listed Building and Conservation Areas) Act 1990 is the legislative foundation in terms of decision making in relation to conservation areas.

Section 72 of the Act states that;

*“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### 5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the Revised National Planning Policy Framework (NPPF) 2024, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development’.

The Revised National Planning Policy Framework (2024) (NPPF) sets out a presumption in favour of sustainable development. Paragraph 7 of the Framework states that 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.

Paragraph 9 of the Framework states that plans and decisions need to take local circumstances into account, so that they reflect the character, needs and opportunities of each area.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Section 12 of the NPPF (2023) concern design and states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, considering any local design guidance and supplementary planning

documents such as design guides and codes. Great weight is expected to be given to development which reflects local design policies and government guidance on design, considering any local design guidance and supplementary planning documents such as design guides and codes; and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

### 5.3 LOCAL PLANNING POLICY

The relevant local planning policies contained within the Ribble Valley Borough Council Adopted Core Strategy 2008 – 2028 which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Core Strategy policies consist of the following;

**Key Statement DS1 - Development Strategy:**

Defines the overall development strategy for the Borough.

**Key Statement DS2 - Sustainable Development:**

The Local Planning Authority will take a positive approach that reflects the presumption in favour of sustainable development in the National Planning Policy Framework.

**Policy EN2 – Landscape:** Development proposals are expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials, to ensure development proposals make a positive contribution to the character and conservation of the natural beauty of the AONB and its setting.

**Key Statement EN4: - Biodiversity and**

**Geodiversity:** The Local Planning Authority will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity.

**Key Statement EN5: Heritage Assets:** Recognises that the Historic Environment and its Heritage Assets and their settings should 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.

**Key Statement DM12 - Transport Considerations:** New development should be located to minimise the need to travel. It should also incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car. In general, schemes offering opportunities for more sustainable means of transport and sustainable travel improvements will be supported.

**Policy DMG1 - General Considerations:** This sets out a number of general development management considerations relating to design, access, amenity, environment, and infrastructure that will be considered in the determination of all planning applications.

**Policy DMG2 - Strategic Considerations:** Expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement. The policy goes on to indicate that within the open countryside, development 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. It also indicates that where possible, new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

**Policy DME1 - Protecting Trees and Woodlands:**

Seeks to protect trees and woodland, requiring an arboricultural assessment where development has the potential to impact on trees.

**Policy DME2 - Landscape & Townscape Protection:**

Landscape and townscape protection requires development to protect the landscape and townscape including elements such as scale, form and materials that contribute to the characteristic townscapes of the area and the protection of trees.

**Policy DME4: Protecting Heritage Assets:** There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

**Policy DME3 - Site and Species Protection and Conservation:** Seeks to protect wildlife species protected by law and their habitats.

**Policy DMH3 - Dwellings in the Open Countryside & the AONB:** Sets out requirements for new dwellings, conversions, rebuilding or replacement of existing dwellings and applications for the removal of conditions restricting occupation.

**Policy DMH4 - The Conversion of Barns and Other Buildings to Dwellings:** Provides a list of criteria by which proposals should demonstrate compliance in order to successfully gain planning permission.

**Policy DMG3 - Transport and Mobility:** Proposals should consider the development in relation to the primary route network, the provision made for access by pedestrian, cyclists, and those with reduced mobility.

**Sabden Conservation Area Appraisal (2005)**

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Sabden Conservation Area. It also describes specific strengths, weaknesses, opportunities and threats in relation to the special architectural and historic interest of the conservation area.

**Sabden Conservation Area Management Plan (2005)**

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Sabden Conservation Area.

## SECTION 6.0

# PLANNING POLICY APPRAISAL

### 6.1 PRINCIPLE OF THE DEVELOPMENT

Key Statement DS1 of the Core Strategy seeks to direct the main focus of new housing developments to the Principal Settlements of Clitheroe, Longridge and Whalley as well as Tier 1 villages which are considered the more sustainable of the 32 defined settlements. The application site lies within the settlement boundary of Sanden which is a Tier 2 village.

Key Statement DS1 is underpinned by Policy DMG2 and identifies that development in either Tier 2 villages or outside a defined settlement must meet at least one of six criteria. These criteria include proposals that are:

- essential to the local economy or social well-being of the area;
- needed for forestry or agriculture;
- local needs housing;
- small scale tourism or recreational developments;
- small scale uses appropriate to a rural area;
- uses compatible with an enterprise zone designation.

The conversion of the former presbytery into two dwellings will provide a much needed means of income for St Marys Church through which it can continue to serve as a focal point for religious and social activities within Sabden as well as continuing the vital role the it plays in community cohesion and social support. This is essential to the social well-being of the village and as a result the proposals conform with the requirements of Key Statement DS1 and Policy DMG2. The proposal also accords with the first part of Policy DMH4 in that the building forms part of an existing group of buildings located within the defined settlement boundary of Sabden.

The proposals also comply with Policy DMH3 in that the building is suitably located and its form and general design is in keeping with its surroundings. The building is also capable of conversion to two dwellings without the need for substantial rebuilding.

### 6.2 APPEARANCE

The external appearance of the building will remain largely unchanged but will be enhanced by a number of repairs proposed including stone and window repairs, paint removal, new fascia boards and rainwater goods. The window to the south east elevation of the proposed dwelling house will be altered to form a new door opening to serve as an external entrance door for the property. A

further window to the rear elevation will also be altered to from a new rear external door serving the ground floor back porch of the proposed first floor apartment. The rear paint finishes are also to be removed. A new wall opening will also be formed as part of the new stepped access to the south east boundary wall.

The proposed works to the external elevations are sympathetic and minimally invasive not resulting in any drastic change of appearance to the front and rear elevations and instead provide a degree of enhancement to the exterior of the building.

In accordance with Policy DMH4 of the Core Strategy;

- The building is structurally sound and does not require extensive rebuilding or major alteration which would adversely affect the character of the building;
- The building is of a sufficient size to accommodate to provide the necessary living accommodation without the need or extensions which could otherwise cause harm to the character and appearance of the building;
- The character of the existing building and its materials are appropriate to its surroundings and are worthy of retention due to its status as a building of townscape merit and its contribution to the character and appearance of the conservation area.

The proposal is considered to be in accordance with Policy DMG1 with regards to design.

### 6.3 ACCESS AND VEHICLE PARKING

The existing primary site access is to remain unchanged and will remain as the primary site entrance. There is ample space to provide a sufficient number of car parking spaces and will be suited for the scale of the proposals, with a definitive parking arrangement proposed as part of this planning application. One parking space is reserved for the proposed first floor apartment and two parking spaces are reserved for the proposed house.

Vehicular movements to and from the site would have a negligible impact on the functioning of the local highway network given that only two dwellings are proposed and will have no more impact than the current volume for the existing dwellings in the area.

The proposals are not expected to have any significant impact on access and movement of emergency services vehicles due to the scale and nature of the development.

Local and national planning policy seeks to reduce the reliance of developments on the use of private vehicles and the site is clearly well connected to the bus network, along with a number of footpaths and walking routes. The scheme would comprise sustainable development in this respect.

The application site is located within close proximity to 4no bus stops which provide access to public transport between Clitheroe and Burnley where access to further transport links is located providing travel throughout the region and beyond.

A number of public rights of way (PRoW) are located close to the application site and all are accessed from Whalley Road (refs FP0337102 / FP0337001 / FP0337002).

The proposal is considered to be acceptable in relation to Policies DMG1 and DMG3 with regards to access and transport.

#### **6.4 ECOLOGY AND BIODIVERSITY**

A bat scoping survey has been undertaken of the existing garages which are proposed for demolition and has been included as part of this application. The survey report concluded that there was no evidence of current or past bat roosts to the garages and that it is unlikely that the buildings have been in use by bats for roosting.

The application site is exempt from the Biodiversity Net Gain requirements for uplift as the site falls below the 'De Minimis' threshold as the proposals do not affect any priority habitat and affect less than 25sqm of on-site habitat. The proposed parking spaces are to be located to an area of previously developed land once the garages have been demolished.

#### **6.5 TREES AND HEDGES / LANDSCAPING**

No trees are to be removed as part of the development proposals. The existing trees, hedges and shrubs to the front south side of the application site are to be retained, however a small section of hedge will be removed to allow for the construction of the new stepped access to the front south side of the proposed new dwelling house.

#### **6.6 FLOOD RISK**

The existing building occupies an elevated position on the north side of Whalley Road and is located approximately 45m to the north of Sabden Brook. The application site lies within Flood Zone 1, and is classified as having 'very low' risk of surface water flooding. A Flood Risk Assessment is therefore not required as part of this application. The

implementation of the proposals is not expected to increase the risk of flooding to the site or surrounding area and would therefore be compliant with policy DME6 of the Core Strategy.

#### **6.7 RESIDENTIAL AMENITY**

The development proposals are consistent with the existing residential uses of the area and given the small scale nature of the proposals there is not expected to be any undue nuisance caused by the eventual occupation of the proposed dwellings in relation to noise, odour, light pollution, natural lighting conditions, visual amenity and loss of privacy.

The proposal is considered to be in accordance with Policy DMG1 with regards to residential amenity.

#### **6.8 HERITAGE ASSETS**

The proposed works to the exterior of the building will result in its improved condition and appearance, therefore providing a degree of enhancement to the character and appearance of the building itself.

In the context of the conservation area, given the minor nature of the proposed exterior works, they will conserve its character and appearance and provide enhancement to a building which contributes positively to its character and appearance, therefore providing a degree of enhancement to the conservation area also. The demolition of the garages will also result in a degree of enhancement to the setting of the buildings of townscape merit as enhancement to the character and appearance of the conservation area.

The proposal is considered to be acceptable in relation to policies DMG1 and DME4 in relation to the protection of heritage assets.

The nearest listed building, St Nicholas's Church (grade II listed), is located approximately 460m away on the north east edge of the village. Given this distance and the lack of intervisibility between the sites, there is expected to be no harm to the setting of the listed building resulting from the development proposals.

#### **6.9 CONCLUSION**

In conclusion, the proposed development is considered in line with both national and local plan policies. This statement has demonstrated that the development is a sustainable development and there are no adverse impacts which significantly outweigh the benefits of the proposed development. It has clearly been demonstrated that the

proposed development is compliant with local and national planning policy, without resulting in adverse harm to amenity, highways or the character and appearance of the relevant heritage assets.

The NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. It goes on to state that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

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 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.

## APPENDIX A

### SABDEN CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

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The special interest that justifies designation of the proposed Sabden Conservation Area derives from the following features:

- The village's industrial past and links with cotton weaving and printing;
- The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill;
- Forest of Bowland Area of Outstanding Natural Beauty;
- The picturesque ensemble of St Nicholas's Church, Sunday School and former parsonage (Sabden House);
- The tranquil character of Heyhouses; • The diversity of mill workers' terraced houses ranging from the late 18th to the late 19th centuries;
- The Baptist, Methodist, Anglican and Roman Catholic churches; • Sabden Brook and its tributary, Badger Well Water;
- Prevalent use of local stone as a building material; • Architectural and historic interest of the conservation area's buildings, including 2 listed buildings;
- Trees, particularly beside Sabden Brook and in the churchyard of St Nicholas's Church;
- Historical association with Richard Cobden (1804 - 1865), a politician noted for his role in the repeal of the Corn Laws; Areas of historic stone floorscape; • Views of Pendle Hill;
- Within Forest of Bowland Area of Outstanding Natural Beauty.