

November 2025

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# Planning & Heritage Statement

5 Abbey View, Whalley

Conversion to dwelling house with alterations



<b>Contents</b>	<b>Page</b>
1. INTRODUCTION	3
2. SITE & SURROUNDINGS	4
3. PROPOSED DEVELOPMENT	6
4. PLANNING POLICY	8
5. PLANNING APPRAISAL	11
6. CONCLUSION	20

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## 1.0 INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Urban Future Planning Consultancy Ltd on behalf of the Applicant, to accompany planning application seeking consent for the conversion of 5 Abbey View, Whalley from a ground floor hairdresser with living accommodation above to a single-dwelling house including external alterations. This Statement should be read alongside the accompanying plans and other supporting documents which accompany the application.
- 1.2 The application site relates to a stone-built with slate roof end-terrace property occupied by a hairdresser at the ground and lower ground floor with living accommodation to the upper floor. The Applicant seeks to deliver a high-quality family home; there is a chronic shortage of homes within the area, particularly family-sized homes and the proposal would bring to fruition an aspirational dwelling and would generate additional income for the local authority through additional Council tax.
- 1.3 The Applicant looks forward to fruitful dialogue with the Local Planning Authority (LPA) and has utilised the Council's pre-application service (RV/2025/ENQ/00082) where a positive response was received. The scheme being presented has taken into consideration the advice provided within the pre-app response and this Statement will set out how the scheme has evolved since the pre-app.
- 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 comprises sustainable development 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 stone-built with slate roof end-terrace property occupied by a hairdresser at the ground and lower ground floor with living accommodation to the upper floor. The site is located within a predominantly residential area and is within the designated Whalley Conservation Area as indicated on the Council's currently adopted local plan proposals map. The front of the property features a commercial shopfront serving the hairdresser business whilst an external staircase runs up the side elevation, as shown below.



Figure 1. Enquiry site

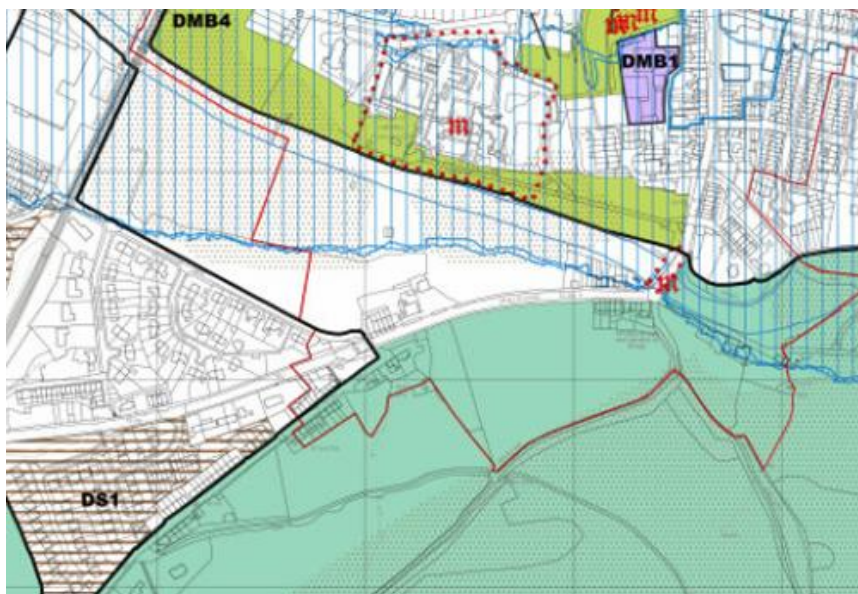


Figure 2. Proposals map extract – Conservation Area

- 2.2 The site is considered to be within a sustainable location, with the small town of Whalley and its local amenities being just a 5-minute walk from the site.

### *Whalley Conservation Area*

- 2.3 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.

### 3.0 PROPOSED DEVELOPMENT

- 3.1 Consent is sought for the conversion of 5 Abbey View, from a ground floor hairdresser with living accommodation above to a single-dwelling house alongside alterations including the removal of the shop front and the insertion of a domestic frontage, the insertion of a window to the side elevation as well as the creation of a front boundary wall with a gated access.
- 3.2 As indicated on the accompanying plans, post-conversion, the building would comprise of a 3-bedroom dwelling house (Use Class C3) with living accommodation set over three storey.



Figure 3. The building would comprise of a 3-bedroom dwelling with living accommodation set over three storey

- 3.3 The proposals would be brought to fruition utilising matching materials to the host building. The proposed balcony element would be served by a frameless glazed balustrade with a brushed grey metal handrail. The

accompanying plans provide additional information and should be referred to for further details.



Figure 4. Proposed side and rear elevation

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## 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:

- *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 EN5* - 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.

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## *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.

## Nationally Described Space Standards as set out within Technical Housing Standards

4.8 The nationally described space standards introduced a consistent standard across the Country relating to the internal size of housing proposals. The table overleaf sets out the minimum internal floor areas. In addition, the standards set out other relevant guidance such as minimum room widths and storage requirements.

**Table 1 - Minimum gross internal floor areas and storage (m<sup>2</sup>)**

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

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## 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 site comprises a hairdresser at the ground floor. The lawful use of a hairdresser would constitute as a ‘town centre’ use and the site is not located within a designated centre. The introduction of a dwelling within a residential area is much more compatible and the proposals would bring to fruition a family home which is in short supply. The proposals constitute sustainable development as defined by the NPPF and would make a valuable contribution towards local housing land supply by utilising an existing building for a new family home.

5.4 No concerns were raised during the pre-app with regards to the principle of development. The Case Officer concluded:

*“....given the location of the premises, that the floorspace to be lost is unlikely to result in measurable harm to the local economy and that the proposed conversion will result in the removal of a conflicting use within a primarily residential area.”*

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 No concerns were raised with regards to amenity during the pre-application enquiry. The proposal would bring to fruition a high-quality dwelling set in a pleasant setting with a semi-rural outlook. Internally, the space would exceed the nationally described space standards, and each habitable room would benefit from a good outlook and plentiful natural light. Future occupants have a wealth of green open spaces adjacent to the site and many footpaths / outdoor recreational activities. The presence of the balconies also provides some outdoor amenity space.
- 5.7 With regards to the impact on adjacent occupiers, the removal of the hairdresser would be of benefit to the adjacent dwellings insofar as it removes the vehicular and pedestrian comings and goings of staff and customers. The presence of the proposed balconies does not give rise to undue overlooking concerns as they would be contained within the property's rear outrigger as shown below. The scheme is considered to be compliant with Policy DMG1 General Considerations.



*Figure 5. The presence of the proposed balconies does not give rise to undue overlooking concerns as they would be contained within the property's rear outrigger*

### *The effect of development on character and appearance (heritage)*

- 5.8 The scheme has been modified following the advice received within the Council's pre-app, namely, the removal of the external cladding as well as the removal of the shopfront and its replacement with a domestic frontage which is in keeping with the remainder of the adjacent terrace within which the application property is sited.



*Figure 6. The proposals include the removal of the shopfront and its replacement with a domestic frontage*

- 5.9 The site's location with the designated Conservation Area is noted and an assessment of the nearby built form has also been undertaken. As demonstrated overleaf, several of the neighbouring properties feature plentiful glazing to the rear elevations, whilst a Juliet balcony can also be seen at a neighbouring property. As such, the principle of plentiful glazing within this part of the Conservation Area has already been established and the proposed modifications would not appear at odds when viewed within this context.



*Figure 6. Rear elevation of adjoining properties along Abbey View (Source Keenans)*



*Figure 7. The site is also located across from a substantial Public House with render finish and a large external stairway. Such features are not common with the wider Conservation Area. The proposed modifications would not appear at odds when viewed within this context of a varied built environment.*



*Figure 8. Many nearby properties have raised terraces / balconies and the proposed development would assimilate within such a context*

- 5.10 It is not considered that the proposed balcony elements would result in an introduction of incongruous elements given that they are recessed and contained within the property's existing out-rigger i.e. would not protrude outwards. In line with the advice provided, the proposed balconies would be set back 150mm from the side elevation. The proposed development would be read largely in context with other similar developments as identified above.
- 5.11 Consequently, the works would not appear out of character or an overly prominent addition in the area and therefore it is considered that the proposed modifications would have a negligible impact on the character, setting and visual appearance of the Conservation Area. On balance, the proposed modifications would be compliant with Policy DMG1 of the Ribble Valley Core Strategy which states that 'in determining planning applications, all development must protect and enhance heritage assets and their settings'.

### *The effect of development on highways*

- 5.12 No issues were raised regarding highways impact within the Council's pre-app. Permitting the proposal will be of significant benefit to the local highway network insofar as it removes the hairdresser use with upper floor living accommodation and replaces it with one single dwelling. Given the lawful use of the hairdresser (Class E), a number of uses could potentially locate at the site including a Convenience Store or a Newsagent.
- 5.13 Converting the site to a single residential dwelling will ensure the local highway network will no longer need to absorb the vehicular movements of staff, customers and delivery/servicing associated with the commercial use as well as from the upper floor living accommodation. The vehicular comings and goings post-conversion will be notably less compared with the existing lawful uses at the site.
- 5.14 The site is located within a sustainable location, along a bus route and with the small town of Whalley and its local amenities just a 5-minute walk from the site. It is noted that none of the other adjacent properties feature off-road parking but tend to utilise the plentiful on-street capacity available.



*Figure 9. There is plentiful unrestricted on-street parking available in the locality*



*Figure 10. There is plentiful unrestricted on-street parking available in the locality*

## 6.0 CONCLUSION

- 6.1 This Statement has justified the merits and acceptability of the proposed potential conversion of 5 Abbey View, from a ground floor hairdresser with living accommodation above to a single-dwelling house alongside alterations. It has clearly been demonstrated that the works comprise a suitably designed additions to the host building which will assimilate and not result in harm to the Conservation Area setting, for the reasons set out. The proposals have followed the advice provided within the pre-application enquiry.
- 6.2 Permitting the application 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.