

Application for the discharge of a condition regarding planning application 3/2024/1022, allowed on appeal reference APP/T2350/W/25/3364654 on 25 September 2025.

Highcroft, Painter Wood, Whalley Old Road, Billington, Lancashire BB7 9JD.

Planning Statement

Ref: JH.111225.A



December 2025

Prepared by Hartley Planning and Development Associates Ltd

The above approval is for partial demolition and partial conversion of an existing 5 bedroom property and new build extension to form a 5 bedroom dwelling on the same site.

The Planning Inspector, when determining the appeal, concluded that *'the plans and drawings show that the proposal does not amount to a new dwelling, but rather the substantial redevelopment of an existing dwelling. Therefore, I have amended the description of development in my formal decision as this is a more accurate and succinct description of what is proposed. The parties have been consulted over this matter and have agreed to this amended description.'*

The Inspector also concluded that *'the proposed development comprises householder development as defined by Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015'*

The appeal was allowed subject to the following condition and for which application is now made for their discharge:-

'2. The development hereby permitted shall be demolished to ground level and the materials resulting from the demolition shall be removed within 28 days of the date of failure to meet any one of the requirements set out in i) to iv) below:

i) Within 3 months of the date of this decision a scheme including:

a) full specifications of materials to be used on all external surfaces of the development hereby permitted; and

b) a detailed surface water drainage scheme

(hereafter referred to as the 'site development scheme') shall have been submitted for the written approval of the local planning authority along with a timetable for its implementation.

ii) If within 11 months of the date of this decision the local planning authority refuse to approve the site development scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted site development scheme shall have been approved by the Secretary of State.

iv) The approved site development scheme shall have been carried out and completed in accordance with the approved timetable. Upon implementation of the

approved scheme specified in this condition, that scheme shall thereafter be retained.

In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined'

Proposed external surfaces

Colour coded plans are submitted with the application to illustrate the proposed external surfaces, together with details of the proposed brickwork and bronze cladding.

The proposed bronze cladding was a matter of dispute during the appeal process. However, the Inspector concluded as follows: -

22. The proposed development would be taller with greater massing and would extend further forwards than the existing dwelling. As such, it would be more prominent within the street scene. Even so, its scale and appearance, including overtly modern features such as large, glazed areas, flat-roofs and bronze cladding would be harmonious with the adjacent row of contemporary dwellings, and would therefore contribute to the mixed residential character of Whalley Old Road.

23. As such, I conclude that the proposed development would not harm the character and appearance of the area. Accordingly, the proposal would comply with the relevant provisions of Policy DMG1 of the Core Strategy, which amongst other things, requires new development to be sympathetic to existing and proposed land uses with particular emphasis placed on visual appearance and relationship to surroundings.

We assume that 'external surfaces' refer to the building. For the avoidance of doubt, the associated garden land would include a mixture of tarmac for the hard surfaces, walling and soft landscaping. For all such areas the Inspector concluded that *' the proposed pathways, formal garden / water feature, and the garden terrace / kitchen garden would extend the amount of hard surfacing, but they would be low-level domestic-scale structures sited within the context of a well-contained existing residential garden. These operations are also proportionate to the proposed extensive areas of soft-landscaped garden'*.

Surface Water Drainage

The Planning Inspector has concluded that the appeal approval relates to a householder application. As such, the proposed changes to the house will not

change the existing discharge of surface water to the public sewer. Plans and details are submitted to confirm the existing connection and which will continue to be used.

Timetable for implementation

The surface water connection is already in place

Construction work on the changes to the dwelling are underway. External materials should all be in place within 6 months from the date of the application to discharge the condition