

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
6th January 2026

DESIGN AND ACCESS STATEMENT:

**PROPOSED CHANGE OF USE FOR UPPER FLOORS TO FORM 4 SELF-CONTAINED
FLATS.**



1 - Introduction

1.1 This planning, Design and access statement has been prepared by Peter Hitchen Architects on behalf of the applicant in support of the planning application resubmission for the conversion of the upper floors of 41 and 43 Wellgate to residential use including alterations to the interior and repositioning of the extraction duct for the business on the ground floor.

1.2 This statement describes the application site, the proposed development and impact on the area and addresses the reasons for the previous refusal.

1.3 This statement should be read in conjunction with accompanying information:

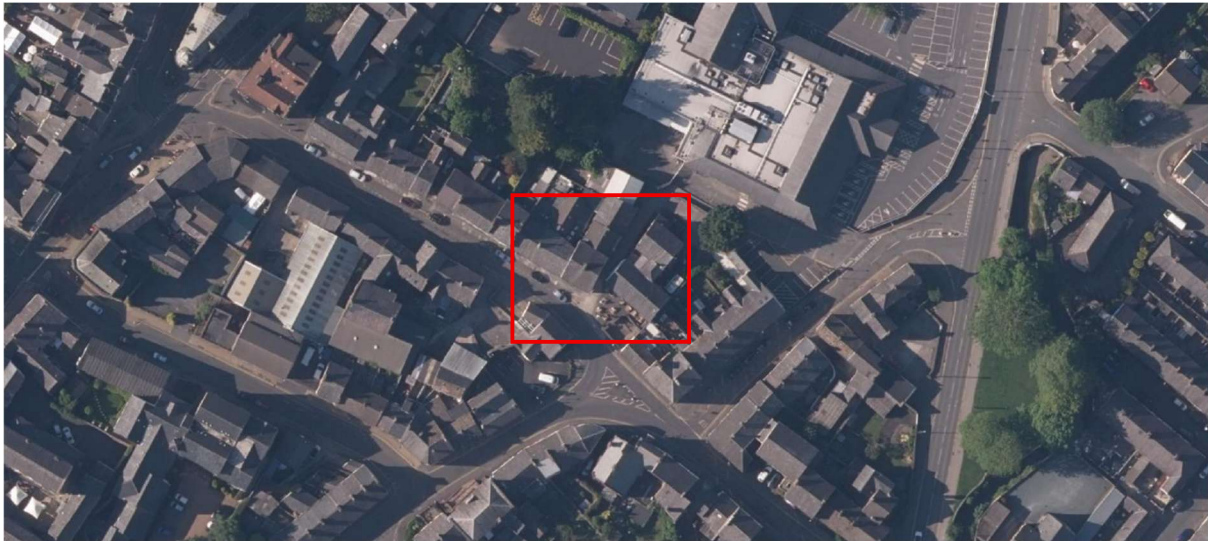
- Existing and proposed elevations
- Existing and proposed sections with details
- Existing and proposed floorplan
- Refuse plan
- Site plan
- Noise assessment
- Extract ducting Information

2 - Location and surrounding area

2.1 The Proposed site is located in Clitheroe town centre and is also included as a 'Building of Townscape Merit' within the conservation area. The application site comprises of a traditional 3 story terrace adjacent to the dog and partridge pub. The building has two large display windows on the ground floor and is finished in white render.

2.2 The property has been used commercially as a Cantonese restaurant for a number of years. Other than application 3/2023/1011 submitted by the current applicant, there has been no previous planning history. The property is adjoined on its west face to 'the flower shop'.

2.3 The immediate surrounding properties are primarily commercial with residential spaces above the businesses. There are parking restrictions at the front of the property.



3.0 Planning History

3.1 The councils online planning register indicates there has been one recent application made on this property (application number 3/2023/1011). This application was made by the current applicant and resulted in a refusal decision (dated 15/03/2025). The two reasons for the refusal are highlighted below:

1 - It is considered that the creation of an additional storey, in this location, in concert with the proposed increase in height of the existing extract vent ducting, would result in the introduction of a significantly anomalous, discordant and unsympathetic form of development that fails to positively respond to the inherent character of the area, the immediate and wider historic townscape or the inherent character of the designated Clitheroe Conservation Area resulting in significant harm to the setting of two Grade II Designated Heritage Assets ('Dog and Partridge Public House' and 'The Towns Well'). As such, the proposed development results in significant direct conflict with and fails to meet the requirements of Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 205 and 208 of the National Planning Policy Framework.

2 - The applicant has failed to adequately demonstrate that the presence, specification and location of the externally mounted extract ducting or activities and noise associated with the adjacent Public House (or ground floor commercial use(s) within the application building) will not result in adverse impacts upon the residential amenities of future potential occupiers of the proposed development. As such the proposal is considered to be in conflict

with Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 191 of the National Planning Policy Framework.

This resubmission demonstrates amendments and supporting information to directly address these reasons.

4.0 The Proposed Development

4.1 The proposal includes a change of use of the first and second floor, 4 self-contained flats in total. As previously stated, unlike the refused planning application, this scheme does not propose external alterations other than the reposition of the existing extraction duct and addition of a waste pipe to service the new accommodation on the first floor therefore, keeping all significant proposed changes internal and by nature preserving the townscape merit. The new accommodation would fall under class C3 of the Town and county planning Use Classes Order 1987 (as amended). With no significant impact externally, this follows the guidelines surrounding development in conservation areas which include:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

4.2 To mitigate noise from the pub adjacent to the proposed dwellings, tripple-glazed windows will be installed. A noise assessment has been carried out, and it has been determined that with some noise reduction strategies there will be little to no impact on future residents. Refer to the detailed report issued with this application.

5.0 Development Plan Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan, unless material considerations are indicated otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2023).

5.2 The following policies of the Ribble Valley core strategy are relevant to the determination of this application:

- Key Statement DS1 – outlines the Council's development strategy with regard to housing, employment, retail and leisure.
- Key Statement DS2 – confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.
- Key Statement EN5 – seeks to conserve and enhance the significance of heritage assets and their settings within the Borough.
- Policy DMG1 - sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 – confirms that new development should be in accordance with the Core Strategy development strategy and should support the spatial vision.
- Policy DME2 - 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 DME3-requires development to avoid adversely affecting wildlife species protected by law and harm to recognised habitats.
- Policy DME4 – expands on the requirements of Policy EN5 with regard to heritage assets.

6.0 Conclusion

The proposal as resubmitted directly addresses the reasons for refusal of the previous application. The existing built form remains as existing with no extension proposed. A minor change to the position of the extract duct to the side elevation and addition of a new waste pipe being the only external alterations. The building will be given a general 'face lift' externally with no impact on the character or appearance of the conservation area.