

Austin House, Slaidburn Road, Waddington BB7 3JQ.
Single storey extensions to side and rear. Construction of
a detached double garage.



PROPOSED SOUTH EAST ELEVATION 3

Planning, Design, Access and Heritage Statement. JDTPLO583



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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR SINGLE STOREY EXTENSIONS TO SIDE AND REAR. CONSTRUCTION OF A DETACHED DOUBLE GARAGE AT AUSTIN HOUSE, SLAIDBURN ROAD, WADDINGTON BB7 9PH.

1 INTRODUCTION

1.1 This Planning, Design, Access and Heritage Statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for the provision of single storey extensions to the side and rear elevations of the house and a detached garage.

1.2 It provides a description of the site and the proposed development, its compliance with the development plan and an assessment of other material considerations. It should be read in conjunction with the accompanying information:

25-068 PL01 Location Plan

25-068 PL02 Existing site plan

25-068 PL03A Existing ground floor plan

25-068 PL04 Existing Elevations

25-068 PL05 Proposed Site Plan

25-068 PL06A Proposed ground floor plan

25-068 PL07B Proposed Elevations 1

25-068 PL08A Proposed Elevations 2

Tree survey

Protected species survey

2.0 APPLICATION SITE AND SURROUNDING AREA

2.1 The site is located within the open countryside and the National Landscape (formerly known as Area of Outstanding Natural Beauty), just outside the settlement boundary of Waddington and within the Conservation Area of Waddington as defined in the Ribble Valley Housing and Economic Development, Development Plan Document. The Landscape Character type is Undulating Lowland Farmland. There is a public footpath to the south of the site FP0343016. The site is in flood zone 1 an area least likely to flood. The site is not affected by surface water flooding.

2.2 Austin House is situated to the west of Slaidburn Road and stands within a garden surrounded by a natural stone wall. The principal elevation faces west along the road. There is a large area of hard surfacing for parking and turning cars in front of the house and the vehicle access

onto the road. The rear elevation faces the village across the field. The north east gable is adjacent to the road, and the south west gable looks across the field towards the brook.

- 2.3 The house is constructed out of natural stone with stone detailing and a slate roof. The windows and doors have cut stone surrounds. There are two trees in the garden adjacent to the road. A sycamore and a rowan. They are protected by virtue of being within the Conservation Area.

3.0 PLANNING HISTORY

- 3.1 The planning history below is taken from the Council's website. It is not a complete record of the planning history of the site.

Application	Address	Development	Decision
3/2019/0923	Austin House Slaidburn Road Waddington BB7 3JQ	Single-storey and two-storey extensions to rear. Construction of detached garage with storage in the roof space.	Approved 17.01.2020
3/2017/0316	Austin House Slaidburn Road Waddington BB7 3JQ	Change of use of agricultural land to extend residential curtilage.	Approved 02.06.2017
3/2012/0736	Austin House Slaidburn Road Waddington Lancashire BB7 3JQ	Proposed conversion of integral garage into a habitable room and formation of entrance door. Improved vehicular access. Re-submission of refused application 3/2012/0438P and withdrawn application 3/2012/0604P	Approved 09.10.2013
3/1998/0290	Land at, Fell Road, Waddington, Clitheroe	Erection of 4-bed. detached house with integral garage	16.07.1998

- 3.2 The Officer report to the application 3/2012/0736 notes that the approval in 1998 for the construction of the dwelling had a condition attached which removed permitted development rights. In 2017 permission was granted to enlarge the garden to its current size. In 2019 permission was granted for a part single storey part two storey extension on the rear south eastern elevation and a detached garage. The extension projected 4m and 5m to the rear across the full width of the rear elevation. The overall footprint of the garage was 9.0m to 9.4m by 6.5m. The height to the ridge was 3.5m and to the ridge was 6.7m. The garage included storage above, lit by two dormer windows.

4.0 SCHEME PROPOSALS

- 4.1 The scheme proposes a single storey ground floor extension across the rear elevation projecting 2.7m to 3.35m. The extension has a lean-to roof running into a projecting gable. A three light window is proposed to match those in the existing building and a three-pane bi-fold door is proposed. On the south east gable elevation a second extension is proposed, projecting 4.385m by 5.449m. This extension has a double pitched roof which echoes the

pitch of the gable to which it is attached. It is set back from the front elevation by about 3.75m and the ridge height is 4.35m. A solid wall is provided on the north west elevation. A projecting chimney stack is provided on the south west elevation with full height glazing to either side, and three panel bi-fold doors provided on the south west elevation. There are a pair of conservation type roof-lights proposed in each roof slope. The extensions include stone detailing, quoins, heads and cills to match the existing house and natural slate roofs. The windows are proposed in uPVC or aluminium. A pair of conservation type roof lights are proposed in the south east roof-slope of the existing house.

- 4.2 A detached garage is proposed within the garden and parking area on the south west side of the house. The garage has a footprint of 6.6m by 7.095m and is 2.4m to the eaves and 4.4m to the ridge. It has sufficient space to park two cars and store cycles. All elevations are proposed in stone, and the roof is proposed in natural slate. The north west and south west are blank elevations. The north east elevation facing the parking area and the road contain a pair of garage doors. The south east elevation contains a three light window to match the house and a door for pedestrians. New paving and planting are proposed around the house.

5.0 HERITAGE ASSESSMENT

- 5.1 The application site Austin House lies within the Waddington Conservation Area, a designated heritage asset. The Council has a duty under the Planning (Listed Buildings and Conservation Area Act) 1990 section 72 to take into consideration the desirability or preserving or enhancing the character or appearance of the conservation area when taking decisions on planning applications. The Conservation Area Appraisal Map does not list Austin House as a building of townscape merit, so the building itself is not a non-designated heritage asset. A tree within the garden is identified as an “important tree” and the field to the south up to the line of the public footpath is identified as a “significant open space”. The building is not adjacent to a listed building, and the development is not considered to affect the setting of a listed building.
- 5.2 Austin House is one of a group of twentieth and twenty-first century houses on this part of Slaidburn Road including the Vicarage, Parsons Croft (recently rebuilt) and Beech House.
- 5.3 Waddington Conservation Area was designated in 1974. The Waddington Conservation Area Appraisal produced by The Conservation Area Studio in 2005 states the special interest that justifies the designation of the Conservation Area derives from the following features:

- *“The colourful Coronation Gardens running alongside the Waddington Brook through the centre of the village, with its bridges, boundary walls, railings, seats, viewpoints and war memorial;*
- *The ensemble of the parish church of St Helen, with its lych gate and churchyard, and the nearby stocks, pinfold and old forge;*
- *Waddington Hall and Waddington Hospital, two large and imposing groups of historic buildings;*
- *The grouping of buildings around The Square, the triangular space at the centre of the village, and the contrast between the narrow streets and alleys leading into The Square and the open nature of the Square itself;*
- *A number of visually striking individual buildings, including the Methodist Chapel and three pubs;*
- *Evidence of former agriculture and industry in the form of 18th and 19th century farmhouses, and a former tannery;*
- *The harmony of newer and older buildings resulting from the continued use of traditional building materials and styles into the early years of the 20th century;*
- *The existence of meadows and working farms within the heart of the village, and attractive footpaths that follow the village’s numerous water courses*
- *The location of the village on the Lancashire Cycleway and of the northern part of the conservation area within the Forest of Bowland Area of Outstanding Natural Beauty.”* Page 4.

5.4 A description of the area around the application site is given in the assessment as *“Leading north from The Square is Slaidburn Road, with a former Quaker Meeting House (now converted to residential use), the School House, a working dairy farm (Carter Fold Farm) and various buildings associated with the church and Waddington Hospital, namely the Reader’s House (the Reader was appointed to conduct services at the Hospital chapel), the Vicarage, Vicarage Barn (now in residential use) and Glebe House. These larger prestigious houses are all set in generous gardens.”* (Page 7). The Conservation Area Assessment notes that the conservation area has several fields within it which have footpaths across them including the land to the south of the application site opposite Carter Fold Farm (page 12).

5.5 Austin House and the buildings near to the site are built out of stone and have stone or blue slate roofs. Gardens are contained within stone walls. Austin House is built in a traditional style with mullioned windows and stone bracket details at the eaves. The

larger tree in the garden T1 is a sycamore is categorised as B moderate quality in the tree survey. T2 is a rowan category C low quality.

- 5.6 The proposed extension responds positively to the character of the building using similarly proportioned windows, doors and materials. Larger areas of glazing are broken up with stonework and the external chimney. The side extension and garage are set back from the main elevation of the property. The building is modern and the proposed contemporary features are appropriate in this context.
- 5.7 The proposed scheme will preserve the character and appearance of the conservation area, and no harm to designated or non-designated heritage assets would result, so it is entirely acceptable insofar as any impact on the historic environment is concerned.

6.0 RELEVANT PLANNING POLICY

- 6.1 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 indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (December 2024).
- 6.2 The specific policies in the Core strategy relevant to the application are:
- Key statement EN2: Landscape. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.
 - Key Statement EN5: Heritage Assets. Expects there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
 - Policy DMG1: General Considerations – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.

- Policy DMG2: Strategic Considerations. Development should be in accordance with the development strategy and support the spatial vision.
- Policy DME4: Protecting Heritage Assets. In considering development proposals the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.
- Policy DMH5: Residential and Curtilage Extensions. Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located.
- Policy DME2: Landscape and Townscape protection. Seeks to protect important landscapes or landscape features.
- Policy DME3: Site and Species Protection and Conservation. Seeks to protect wildlife species protected by law and their habitats.

NPPF

- 6.3 Section 15 Conserving and enhancing the natural environment paragraph 189 states *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues”*.
- 6.4 The NPPF paragraph 207 requires applicants to *“to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

7.0 EVALUATION

- 7.1 This section of the statement will justify the acceptability of the proposed development and demonstrate its accordance with the development plan and national planning policy.

Principle of development

- 7.2 Planning permission has previously been granted for extensions to the dwelling of a similar quantum to the ones now proposed. The detached garage previously approved was much larger and included accommodation at the first floor. Although this planning permission has now lapsed, the policies in the Core Strategy have not been updated since that time, and the requirements of the National Planning Policy Framework in relation to the development are generally the same. There have been no changes to the site circumstances. This indicates that the development is acceptable in principle.

Visual Impact and Impact on the Conservation Area

- 7.3 The site is within the National Landscape (AONB). The Lancashire Landscape Assessment describes the area as 5b Lower Hodder and Loud Valley *“This area forms part of the Undulating Lowland Farmland to the south of the Forest of Bowland and includes the deeply incised wooded course of the Hodder below Whitewell and its tributary, the River Loud, as far as its confluence with the Ribble. The underlying bedrock is limestone which is overlain by good soils, providing lush green pastures and good tree growth. The course of the Hodder is particularly well wooded and the pattern of incised minor wooded tributaries is distinctive to this character area. The area is little affected by modern development and the picturesque limestone villages of Chipping and Waddington have retained their vernacular character.”*
- 7.4 The site is surrounded to the south by an open field. The existing upper storey of the dwelling is visible from Slaidburn Road and from the public footpath which passes across the field. The ground floor and the area where the detached garage is proposed is partially screened by the existing substantial garden wall. The proposed garage will be close to the existing garage at The Vicarage and separated from it by a high boundary stone wall. See Photograph 1. When viewed from the public footpath the extensions and detached garage will be seen against the backdrop of the adjacent houses. See photograph 2.
- 7.5 The proposed extensions and detached garage will have no detrimental effect on the visual quality of the adjacent land designated as significant open space in the Conservation Area Appraisal map or the visual qualities of the National Landscape. The Officer considering the similar development in 2019 commented *“Whilst it is accepted that the rear extension will be afforded high level of visibility upon approach from the South East, taking account of the design and scale of the proposed additions, it is not considered that they will be of detriment to the character or visual amenities of the host dwelling nor the character or visual amenities of the designated conservation area. In respect of the proposed attached garage, by virtue of its location within the curtilage of the property, will be afforded a lesser level of visibility upon approach or from the public realm. Given the building is of a scale that allows it to be fully visually subservient to the dwelling and given it will be read as part of a group of existing buildings it is not considered that this element of the proposal will resume result in any detrimental impact upon the character or visual amenities of the area.”*



1. Looking north towards Austin House. The ground floor and the area where the detached garage is proposed is screened by the existing substantial garden wall. The proposed garage will be close to the existing garage at The Vicarage and separated from it by a high boundary stone wall



2 Looking North West towards Austin House. When viewed from the public footpath the extensions and detached garage will be seen against the backdrop of the adjacent houses.

7.6 A similar conclusion to comments made in the Officer's report ought to be reached on this current application. The impacts of the development are similar or reduced as the development now does not include a two-storey element and the size of the garage has been significantly reduced. The existing dwelling is constructed out of natural stone and slate. The proposed extensions complement the existing building and are proportionate in scale to both the dwelling and the plot size. The detached garage is similarly proposed in natural stone and slate. The development responds positively to the character of the buildings within the conservation area by appropriate materials, form and design. The scheme will provide high quality development in terms of its appropriateness to its setting and will enhance the visual qualities of the conservation area and the National Landscape.

Residential amenity

7.7 The nearest residential properties are The Vicarage and Beech House. The development will not result in any overlooking of these properties or have any overbearing impact. The amenities of the occupiers of the host dwelling and its neighbours are preserved. This accords with Policy DMG1: General Considerations.

Highways and parking

7.8 The development will not lead to any significant increase in traffic to the site. There is ample space within the curtilage for the parking of cars. The proposed garage provides parking for two cars and storage for cycles. There is parking for a third car on the existing driveway. The development accords with the Council's parking standards which requires two off street parking spaces for a four+ bedroomed dwelling. An electric vehicle charging point is provided adjacent to the right-hand garage door.

Ecology and trees

7.9 As the proposed development includes the insertion of rooflights we have carried out a bat survey. The bat survey concludes that the building is not being used by bats or nesting birds and has negligible potential for roosting bats. The ecologist has suggested the provision of a bat box to provide roosting potential for the local bat population. A bat box is proposed to be located on the south west elevation. This accords with Policy DME3: Site and Species Protection and Conservation.

7.10 The application is accompanied by a tree survey. The submitted proposed site plan shows that the development avoids the root protection areas of the trees. No trees are

impacted by the development. This is in accordance with policy DME2. Landscape and townscape protection.

8.0 SUMMARY AND CONCLUSION

- 8.1 As we have described, the proposed extension and the provision of a detached double garage are appropriate in design, location and form and accord with policy DMG1. The development responds positively to the character of the buildings within the conservation area by appropriate materials, form and design. The development will provide high quality development in terms of its appropriateness to its setting and will enhance the visual qualities of the conservation area and the National Landscape. This is compliant with Key Statements EN2 and ENV5 and policies DMG1 and DME4.
- 8.2 The development will have no significant impact upon the residential amenities of neighbouring properties and as such accords with policy DMG1. The development will not harm any existing landscape features. This accords with Policies DMG1 and DME2.
- 8.3 No environmental or technical matters have been identified which would weigh against the development. In light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied, and the application supported.