



JUDITH DOUGLAS TOWN PLANNING LIMITED

## Riverside Lodge, Sawley Old Brow, Sawley BB7 4LF.



Proposed demolition of conservatory and replacement with a two-storey side extension. Replacement of window with patio doors on the rear elevation and rendering.

### Planning, Heritage, Design and Access Statement JDTP0561



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**PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR THE DEMOLITION OF THE CONSERVATORY AND REPLACEMENT WITH A TWO-STOREY SIDE EXTENSION. REPLACEMENT OF A WINDOW WITH PATIO DOORS ON THE REAR ELEVATION AND RENDERING, AT RIVERSIDE LODGE, SAWLEY OLD BROW, SAWLEY, CLITHEROE. BB7 4LF**

**1 INTRODUCTION**

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of householder planning application for a two-storey side extension and alterations to the dwelling at Riverside Lodge.

1.2 This statement 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:

26 004 PL01 Location plan 1:1250

26 004 PL02 Existing Site Plan

26 004 PL03 A Existing Floor Plans

26 004 PL04 A Existing Elevations 1

26 004 PL05 Existing Elevations 2

26 004 PL06 Proposed site plan

26 004 PL07A Proposed Floor Plans

26 004 PL08B Proposed Elevations 1

26 004 PL09A Proposed Elevations 2 and

Preliminary Bat Roost Assessment Report 03.02.2026

**2.0 THE APPLICATION SITE AND SURROUNDING AREA**

2.1 Riverside Lodge is a two-storey dwelling constructed out of a dark red brick with a hipped pitched blue slate roof. The windows are mostly white and anthracite upvc frames. Within the garden are two detached outbuildings used for garaging and storage. The north west rear elevation is a full two storeys in height and faces the River Ribble from an elevated position. See photograph on page 1. This elevation is the most imposing having three large windows on the ground and first floors to take advantage of the views across the large, garden towards the River Ribble and the valley beyond. At the side is an existing single storey extension to the kitchen and utility and attached to this is a conservatory. The large garden extends for about 36m between the house and the road and is elevated above the road.

- 2.2 Vehicle access is off the adopted highway Sawley Old Brow along an unadopted shared driveway on the south eastern side of Riverside Lodge. The main entrance door to the house is within the south east elevation. Planning permission has recently been granted for an extension on this elevation which has now been constructed. See image 2.



2 Front elevation Riverside Lodge

- 2.3 To the north east is the garden to Park House a two storey detached dwelling. To the south is Spring Cottage the garden of which extends to the road next to the river see images 3 and 4 and to the west is the care home Riverside see image 5.
- 2.4 The application site is within the settlement boundary of Sawley at the northern extent of the village and is surrounded by residential development to the north, east and south. It is also within the National Landscape, (formerly the Area of Outstanding Natural Beauty) and Sawley Conservation Area but outside the Schedule Ancient Monument Area in the adopted Housing and Economic Development, Development Plan Document (HEDDPD) Inset 30 see Figure 1 below. None of the buildings nearby are listed buildings or designated as being buildings of townscape merit in the Sawley Conservation Area, Townscape Appraisal Map. See figure 2.



3 Spring Cottage

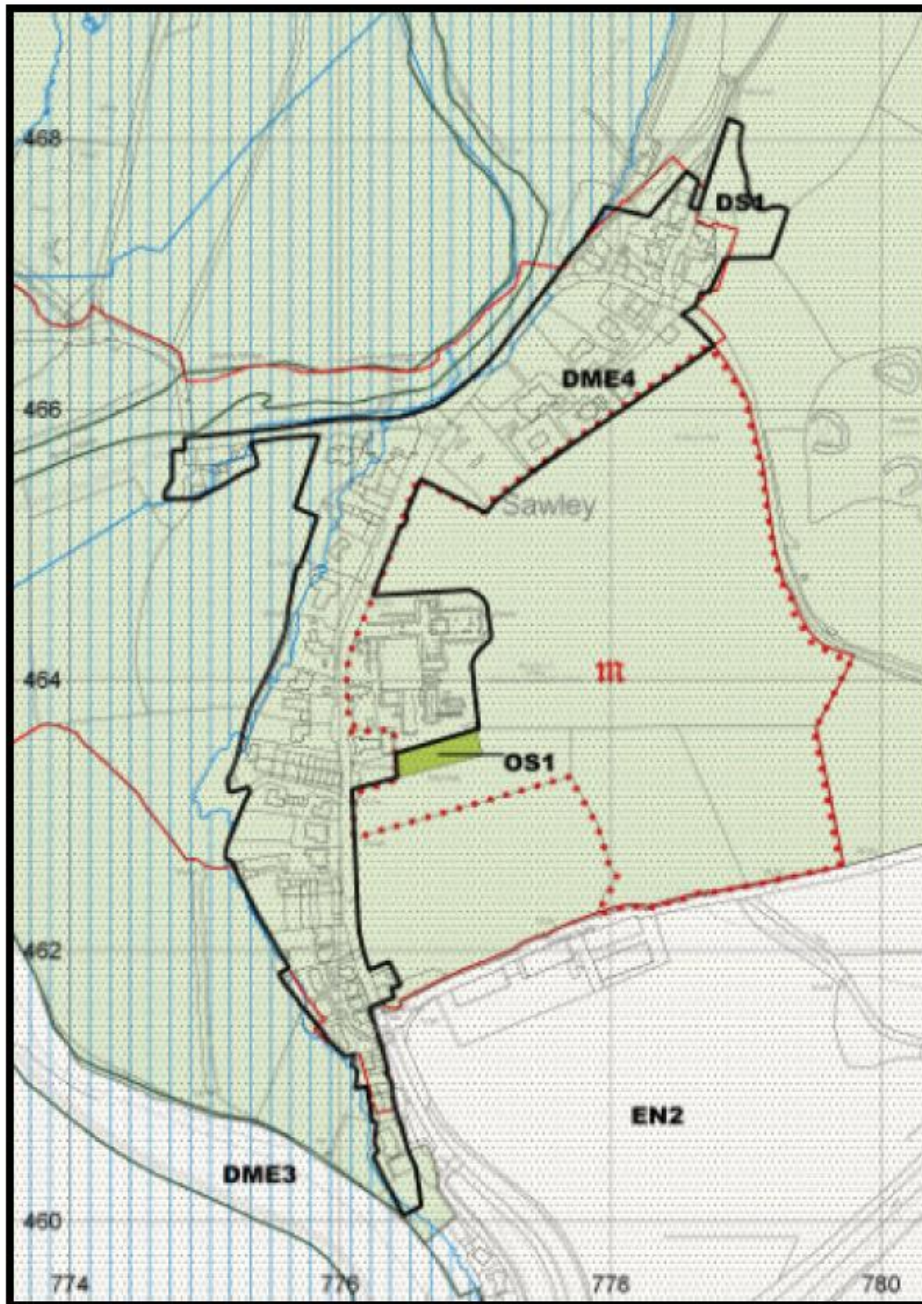


4 Front garden to Spring Cottage looking towards the river Ribble



5 North east side elevation of Riverside Care home looking across the front garden of Spring Cottage

2.5 There are no public footpaths running through the site. A public footpath runs across the field to the south of the site towards the rear of The Cedars and Spring Cottage from Sawley Old Brow.



**Inset 30 - Sawley 1:5000**

Figure 1 HEDDPD Extract not to scale

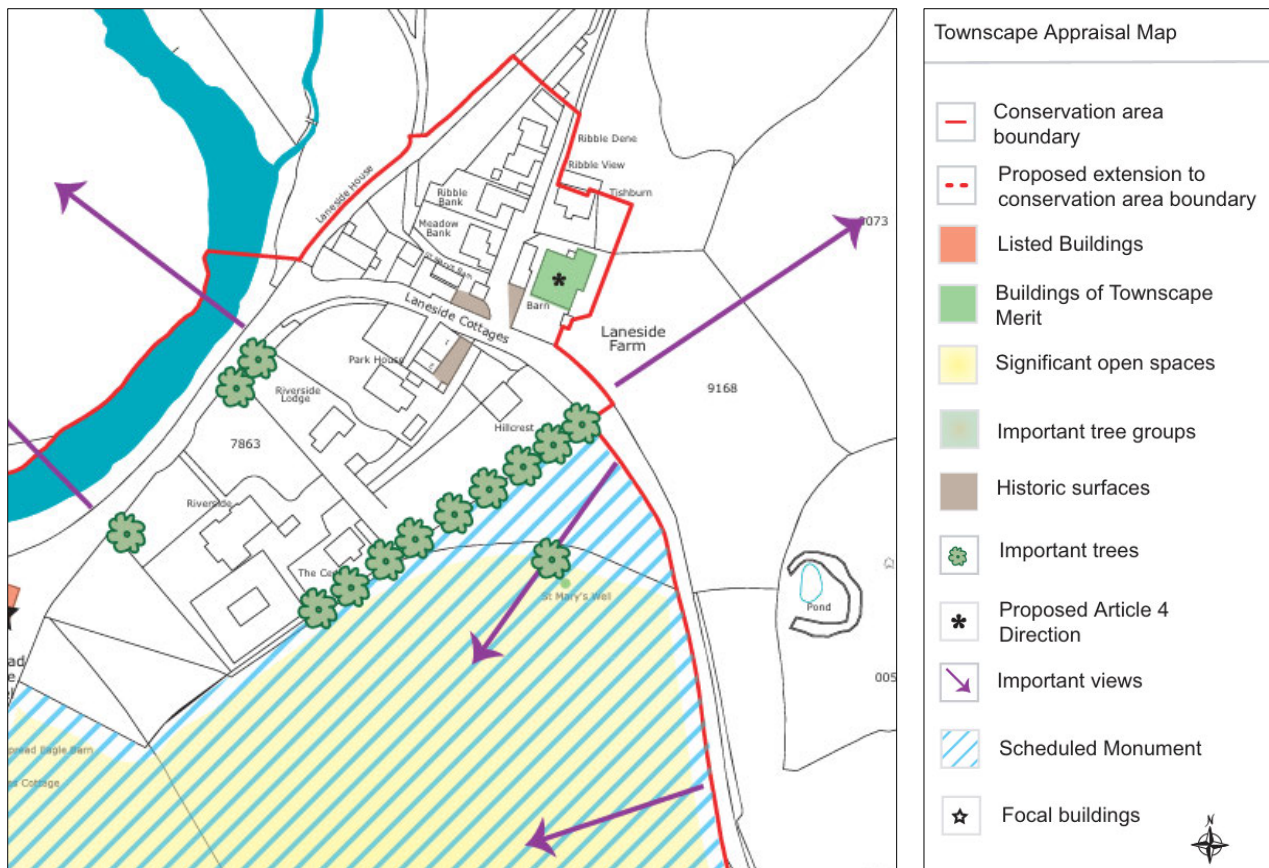


Figure 2 Extract from Sawley Conservation Area, Townscape Appraisal Map

### 3.0 SITE HISTORY

3.1 The Council’s website records previous planning applications at the site in the table below.

This is not a full planning history of the site.

Application	Address	Description	Decision
3/2025/0428	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Proposed first floor extension and rendering.	Approved with conditions 25/07/2025
3/2021/1065	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Proposed car port and store room to existing greenhouse and potting shed.	Approved with conditions date : 20/12/2021
3/2020/0042	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Single storey extension to front to extend lounge/dining room and install glass sliding doors.	Approved with conditions date : 07/05/2020
3/2015/0923	Riverside Lodge Sawley Old Brow Sawley BB7 4LF	Crown lift and selective pruning of 2No Copper Beech	Approved with conditions date : 02/12/2015
3/2001/0510	Riverside Lodge, Sawley, Clitheroe, Lancs	Erection of a conservatory	Approved with conditions date : 13/09/2001
3/1999/0811	Riverside Lodge, Sawley, Clitheroe, Lancs	Detached true bungalow in garden area of existing dwelling (resubmission)	Decided - Final Decision 52 Date : 02/03/2000

3/1999/0221	Riverside Lodge, Sawley, Clitheroe, Lancs	Detached bungalow in garden area of existing	Withdrawn date : 05/10/1999
3/1990/0433	Land within curtilage of, Riverside Lodge, Main street, Sawley, Nr Clitheroe	Outline application for one detached dwelling	Appeal Dismissed 18/07/1991

#### 4.0 THE PROPOSED DEVELOPMENT

- 4.1 The proposal is to demolish the existing conservatory on the side elevation and replace this with a two storey side extension. The extension is to be flush with the rear elevation of the house and the whole of this elevation, and the extension is proposed to be rendered. The existing roof plane will extend over the proposed extension and be provided with a hipped roof. The ridge line of the extension is stepped down as the two storey addition does not extend across the full width of the side elevation. The extension projects by to the side by 3.7m and is 4.55m deep. The height to the ridge of the extension is 7.1m. The eaves line of the extension is a continuation of the existing eaves line.
- 4.2 The extension will have patio doors at ground floor and similar sized sliding doors with a glazed safety screen at first floor above. It is also proposed to replace a door and window combination opening with patio doors on the ground floor of the existing house to match the other patio doors in this elevation. The roof will be covered in blue grey slates. The windows and doors will be uPVC. The development does not affect the existing parking arrangements
- 4.3 The additional accommodation will provide an extension to the kitchen dining area on the ground floor and a dressing and sitting area at first floor.

#### 5.0 HERITAGE STATEMENT

- 5.1 The site is within the Sawley Conservation Area which is a designated heritage asset according to the National Planning Policy Framework. The Conservation Area was designated in January 1971 according to the Sawley Conservation Area Appraisal commissioned from The Conservation Studio in 2005 by the Borough Council. Riverside Lodge appears to date from the mid twentieth century. It is two storeys in height and is constructed out of a dark red brick with a blue slate roof. It is set within a group of other buildings similarly constructed in the mid twentieth century.
- 5.2 The Sawley Conservation Area Appraisal states the special interest that justifies the designation of the Sawley Conservation Area derives from the following features:

- *“The ruins of the Cistercian Abbey founded in 1147 and now under the guardianship of English Heritage; the Abbey is a Grade-I listed building and its surroundings are designated as a Scheduled Monument;*
- *The historic bridge;*
- *The earthworks and St Mary’s Well in fields to the east of the Abbey;*
- *Its listed buildings, several of which owe their character to the reuse of Abbey masonry;*
- *The unusual industrial character and historical importance of The Long Building, a former textile printing works;*
- *The survival of an early Friends Meeting House, untouched since 1777 and still in use as a place of worship;*
- *The setting of the village on the banks of the Ribble, whose meanders provide many scenic views from various points in the village;*
- *Its open and dispersed character, with green fields forming an important component of most views;*
- *The backdrop of high hills and fells;*
- *The Ribble Way Long Distance Footpath, which passes through the village and brings visitors to Sawley;*
- *Its location within the Forest of Bowland Area of Outstanding Natural Beauty.”*

5.3 The appraisal notes on page 6 that *“Sawley has a typical agglomerated village plan with no clear nucleus. The earliest settlement probably consisted of six or so tenanted farms established after the Abbey’s dissolution. The space between these farms remained undeveloped until relatively recently: half of the houses along the main street are modern (1950’s or more recent) and of the remainder, half again are recent conversions of farm buildings.”* The former Laneside Farm which is to the north of the site is mentioned as one of the small, tenanted farms on page 8 of the appraisal.

5.4 The group of houses on the east side of the River Ribble between the Spead Eagle PH and Laneside Farm are not specifically mentioned in the Conservation Area Assessment except perhaps the reference to modern houses between farms mentioned above. These modern houses are mentioned as a statement of fact and are not included in the features that give the conservation area its special interest. A large proportion of the land included in the conservation area is undeveloped and designated due to being part of the scheduled ancient monument and its associated earthworks. The important views identified in the conservation area appraisal and townscape appraisal map relate to views across the meadows on the east and west of the River Ribble and across the scheduled ancient monument.

5.5 The proposed development does not directly affect any of the historic buildings in the conservation area or their setting. As the application site is set within an existing group of buildings, the development will not affect or disrupt any of the “important views” identified in the Conservation Area Appraisal and will not affect any of those elements identified as the Conservation Area “strengths” within the appraisal which are:

- *“ Its location on the banks of the River Ribble, with its meanders, gravel islands, wild flowers, wildlife, footpaths and bridges, all of which are attractive scenic features of the village that attract visitors, as does the back drop of fells to the north and south;*
- *The Abbey ruins and associated features in the surrounding fields;*
- *The existence of buildings of character and individuality associated with the Abbey or with the subsequent textile printing works.”*

5.6 It can be concluded that proposal will preserve the character and appearance of the conservation area and is entirely acceptable as it will not impact upon the setting of any listed building, building of townscape merit nor impact upon the scheduled ancient monument, open spaces, or identified important views within the conservation area.

## **6.0 DEVELOPMENT PLAN POLICY**

6.1 The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2024).

### *Core Strategy (2014)*

6.2 The following policies are of relevance to the proposal:

- Key Statement DS1: Development Strategy
- Key Statement DS2: Presumption in Favour of Sustainable Development
- Key Statement EN2: Landscape
- Key Statement EN5: Heritage Assets
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport and Mobility
- Policy DMH5: Residential and Curtilage Extensions
- Policy DME2: Landscape and Townscape Protection
- Policy DME3: Site and Species Protection and Conservation
- Policy DME4: Protecting Heritage Assets

6.3 National Planning Policy Framework.

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 glossary to the NPPF confirms Conservation Areas are designated heritage assets. Section 16 Conserving and enhancing the historic environment states at paragraph 207 “*local planning authorities should require an application to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of details should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*” Paragraph 220 states “*Not all elements of a Conservation Area or World heritage Site will necessarily contribute to its significance.*”

## 7 EVALUATION

- 7.1 The main planning considerations are:

- The impact of the development on residential amenity.
- The impact of the development on the National Landscape and Sawley Conservation Area.
- Potential impact on the highway network
- Ecology and trees.

### Principle of development

- 7.2 Sawley is identified as a tier 2 settlement under Key Statement DS1: Development Strategy. The proposal is for a domestic extension to a dwelling which is in principle acceptable under policy DMH5 Residential and Curtilage Extension subject to other policies in the Core Strategy.

### Residential Amenity

- 7.3 The proposed development is to create additional ground floor and first floor accommodation in place of an existing conservatory. The proposed extension is currently 27.56m from Riverside Care Home and the proposed extension reduces this minimally to 27.356m. The side elevation of the extension includes no windows whereas currently there is a window in the master bedroom which faces Riverside and the garden to Spring Cottage.
- 7.4 The impact of the development on the amenities of the occupiers of Riverside Care Home are preserved due to the ample separation between the two properties. The front garden

which belongs to Spring Cottage is separated from the Spring Cottage by a parking area see image 3. Spring Cottage benefits from a private garden area around the dwelling, which is closely associated with it, whilst the garden area adjacent to Riverside Lodge provides a pleasant outlook from the front elevation of Spring Cottage. This front garden extends about 48m from the parking area to the road adjacent to the river. The proposed two storey extension will not result in a loss of amenity or enjoyment of the garden to Spring Cottage. The proposal accords with the requirements of Policies DMH5; Residential and Curtilage Extensions and Policy DMG1: General Considerations.

Design, Visual impact and Landscape

7.5 As with the previous application at this site, the extension has been designed to reflect the main characteristics of the house. It incorporates a hipped roof over the extension to be harmonious with the main roof of the house which is hipped. The previous permission for an extension on the front elevation also gave approval to rendering the rear elevation. 25-022 PL09. It is intended that the proposed extension will also be rendered providing an unbroken rear elevation. The side and front of the extension will also be rendered. When viewed from the front, a large area of brickwork of the original house will remain see image 2.



- 7.6 The proposed use of render will not look out of place in the context of the surrounding housing and the landscape generally. Many of the neighbouring properties have a rendered finish including Park House, Hillcrest, Laneside Cottages, Meadow Bank and Ribble Bank. See images 6-9 and Spring Cottage image 3.
- 7.7 The rear elevation of Ribble Lodge faces the River Ribble but is not particularly visible in the landscape due to the presence of several large mature trees in the garden of Riverside Lodge and neighbouring gardens. As a consequence of this the proposed extension will not readily visible from the road. Image 10 is taken from the road directly towards Ribble Lodge. Image 11 is taken from the from the road in front of the garden to Spring Cottage looking towards Ribble Lodge.



10 Looking south east into the garden of Riverside Lodge from Sawley Old Brow.

- 7.8 The proposal is for a modest side extension, and it will not interrupt any public views within the conservation area. The proposed development does not directly affect any of the historic buildings in the conservation area or their setting. As the application site is set within an existing group of buildings it will not affect or disrupt any of the “important views” identifies in the Conservation Area Appraisal and will not affect any of those elements identified as the Conservation Area which justified its designation or are identified as contributing to its strengths. The Planning Officer considering the previous application at the site stated in their report *“The application dwelling itself is a relatively new dwelling and as such it is not*

*considered to have any significant heritage contribution the conservation area. The surrounding area is typified of varying styles of property, with no defined sense of uniformity amongst them.*” It is reasonable to conclude that the development will have no impact on the heritage significance of the conservation area. The well-designed extension adds to the visual quality of the built environment within the conservation in accords with Key Statement EN5: Heritage Assets, Policy DME4: Protecting Heritage Assets and Policy DME2: Landscape and Townscape Protection.



11 Looking east across the garden of Spring Cottage into the garden of Riverside Lodge from Sawley Old Brow

- 7.9 Riverside Lodge is set within a group of modern dwellings within the village of Sawley and the Sawley Conservation Area. The proposed extension is surrounded by other residential dwellings built out of similar materials and relates well to the built form of the village. The development will have no impact upon the visual quality of the National Landscape or views across the landscape. Key Statement EN2: Landscape states that *‘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.’* The proposed development will have a similar external appearance to the host dwelling in terms of its form and materials and as such the development will accord with Key Statement EN2.

### Highways

- 7.10 The recent planning permission increased the number of bedrooms from four to five. This application does not further increase the number of bedrooms and therefore does not require the provision of additional off-street car parking spaces. The Lancashire County Council car parking standards requires 3 car parking spaces for a dwelling with 4+ bedrooms. The proposed development does not interfere with the existing parking and turning arrangements which provides for at least 3 parking spaces.

### Protected Species

- 7.11 A Preliminary Bat Roost Assessment has been carried out. It that there was no evidence that bats or nesting birds were roosting in the building. The property is considered to be of negligible potential for roosting bats. The report suggests biodiversity net gain through the installation of two, two chamber bat boxes. The location of these is shown on the proposed elevation drawings and the box details are provided in the appendix. The proposal complies with the requirements of policy DME3: Site and Species Protection and Conservation.

## **8.0 CONCLUSION**

- 8.1 This Planning Statement has been prepared on behalf of the applicant for a two-storey side extension and alterations to the dwelling at Riverside Lodge. It has demonstrated that the proposal is compliant with the adopted Ribble Valley Core Strategy and the NPPF in relation to residential amenity, visual amenity impact on the designated heritage asset which is Sawley Conservation area and the National Landscape. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.

Appendix

Continued.

Appendix Bat box details.

The proposed bat boxes are Greenwoods Ecohabitats Two Chamber Bat Boxes (<https://www.greenwoodsecohabitats.co.uk>) or Kent Bat Box. Two alternatives are suggested in case of supply difficulties.

Greenwoods Ecohabitats

## TWO CREVICE BAT BOX



£53

Individually Handmade - Specifications are in cm and approximate.

External: 44 high x 22 wide x 10 deep

Internal: 41 x 17 x 1.8 crevices @ 2

Weight approx. 8kg

Designed for small groups of crevice dwelling bat species, such as Common and Soprano Pipistrelles.

This product is available a variety of colours see below.

# ECOSTYROCRETE PRODUCTS

Please say, when ordering, if you want the bat boxes for WALLS or TREES, as they can be made with a flat or round back.

## COLOURS AVAILABLE

As each of the bat boxes is handmade, the colour may vary slightly from that shown.



Brown



Buff



Charcoal



Pastel Red



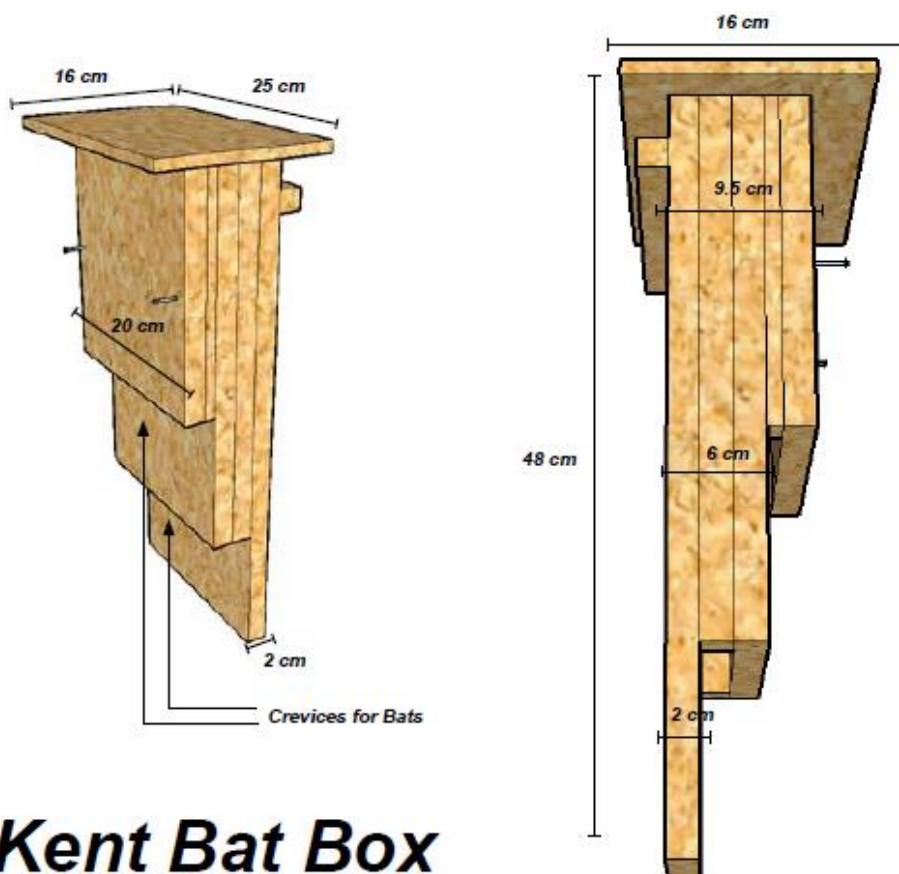
Sage Green



Terracotta



Uncoloured



## The Kent Bat Box

The box should be constructed from untreated rough-sawn timbers, with 2 or 3 crevices - the limiting factor being the weight and thickness of the box. The crevices may be any size between 15 and 25mm. Timber should be around 20mm thick. The box should be made to be rainproof and draught-free.

The box can be fixed to walls or flat surfaces or to trees. Fixing may be done by use of brackets, durable bands or wires. Boxes are best fixed as high as possible in sheltered / shaded locations where is a clear flight to the box entrance. Exposure to the sun for part of the day is acceptable. Several boxes may be placed near together.

It should be the intention that boxes are to remain in position for several years. Boxes should not be disturbed, so check for occupancy by watching at dusk for bats to emerge. The box is self-cleaning.

**Note: all measurements are approximate.**

