



JUDITH DOUGLAS TOWN PLANNING LIMITED

The Old Village School, Main Street, Pendleton BB7 1PT  
Change of use of agricultural land to residential curtilage  
and construction of boundary wall and fence.



Planning, Design, Access and Heritage Statement.  
JDTPL0583



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**STATEMENT IN SUPPORT OF A PLANNING APPLICATION FOR THE EXTENSION OF THE RESIDENTIAL CURTILAGE TO CREATE ADDITIONAL GARDEN AREA AND CONSTRUCTION OF BOUNDARY WALL AND FENCE AT THE OLD VILLAGE SCHOOL, MAIN STREET, PENDLETON BB7 1PT.**

**1 INTRODUCTION**

- 1.1 This Planning, Design, Access and Heritage Statement has been prepared by Judith Douglas Town Planning Ltd in support of a planning application for the extension of the residential curtilage onto agricultural land to create additional garden area.
- 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:

179 Location Plan rev A

179-01B Existing and proposed plans and elevations.

Biodiversity Net Gain Assessment.

**2.0 APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The Old Village School is a detached dwelling created as a conversion of the former village school. The existing garden to the house is mostly to the front of the dwelling with a portion on the north-west side which contains a garage and turning area. There is no garden at the rear of property with just a path across the back of the dwelling. The front garden is surrounded by a stone boundary wall and provides a pleasant setting to the former village school but is not private. There is an existing small garden adjacent to the garage which provides a private outdoor space for relaxing and drying clothes.
- 2.2 To the north-west of the property is Dickinson Farm a grade 2 listed building and to the rear of the farmhouse is a large portal frame agricultural building. The existing garden at The Old Village School is separated from the adjacent farm by a stone boundary wall. The Old Village School is within the Pendleton Conservation Area. It is identified on the Conservation Area Appraisal Map as being a building of townscape merit and a focal building. The Conservation Area boundary follows the existing rear boundary of the property. The view from the main street towards The Old Village School is identified as an important view.

2.3 The agricultural land which it is proposed to add to the existing garden is outside the Conservation Area boundary and forms part of a field used for grazing. It has a small row of hawthorn trees within it which appear to be an overgrown hedgerow. Permission was obtained by the applicant to remove these trees under application 3/2025/0042. The agricultural land is within an area designated as open countryside outside the National Landscape and The Old Village School is within the settlement boundary of Pendleton on the Housing and Economic Development, Development Plan Document proposals map Inset 21 Pendleton.

### 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
3/1990/0476	<b>FORMER DAY SCHOOL, MAIN STREET, PENDLETON, CLITHEROE</b>	CHANGE OF USE FROM FORMER EDUCATIONAL ESTABLISHMENT TO SINGLE STOREY DWELLING HOUSE	<b>APPROVED WITH CONDITIONS</b> Date : 23/08/1990
3/1995/0511	<b>FORMER DAY SCHOOL, MAIN STREET, PENDLETON, CLITHEROE</b>	RENEWAL OF APPLICATION 3/90/0476 - CHANGE OF USE TO SINGLE STOREY DWELLING	<b>APPROVED WITH CONDITIONS</b> Date : 09/11/1995
3/1996/0357	<b>PENDLETON SCHOOL, MAIN STREET, PENDLETON, CLITHEROE</b>	CONVERSION OF FORMER SCHOOL TO 1 DWELLING DEMOLITION AND REBUILDING OF OUT BUILDING ERECTION OF 3 CAR GARAGE AND NEW ACCESS	<b>APPROVED WITH CONDITIONS</b> Date : 03/09/1996
3/2025/0042	<b>The Old Village School Main Street Pendleton BB7 1PT</b>	Fell G1 (Hawthorn, Elder and Holly) and replace with new hedgerow. Fell T1 Holly.	<b>APPROVED NO CONDITIONS</b> Date : 13/02/2025

3.2 The conversion of the school to a dwelling was carried out under permission 3/1996/0357. Permitted development rights were not removed.

### 4.0 SCHEME PROPOSALS

4.1 The proposed development is to extend the existing garden area onto the adjacent agricultural land in order to create an extension to the garden. It is proposed to create an area of hard surface either flags or gravel with raised planting areas set in. The new boundary to the field will be constructed in natural stone 1.8m high and will be in line with the existing boundary at the rear of the dwelling. The boundary to the adjacent farm will be a 1.8 m high

panel fence as the difference in ground levels between the proposed garden and the farm is sharp making the construction of a stone wall impractical. The existing hawthorn trees within the field will be removed.

- 4.2 The area of land to be incorporated into the garden measures approximately 50m<sup>2</sup>. The perimeter of the garden on the north-east side is currently denoted by a post and rail timber fence with stockproof mesh.

## **5.0 HERITAGE ASSESSMENT**

- 5.1 The application site The Old Village School lies within the Pendleton 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 of preserving or enhancing the character or appearance of the conservation area when taking decisions on planning applications. The Conservation Area Appraisal Map identifies The Old Village School as a building of townscape merit, so the building itself can be regarded as a non-designated heritage asset. The neighbouring property Dickinson Farm is a grade 2 listed building. The setting of the listed building will need to be taken into account in the determination of the application under section 66(1) of the Planning (Listed Buildings and Conservation Area Act) 1990. The view along the main street towards The Old Village School is identified as being an important view on the Conservation Area Appraisal Map

- 5.2 Pendleton Conservation Area was designated in 1969. The Pendleton 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:

- *“Pre-Domesday linear settlement;*
- *Rural setting of the village in lowland farmland below Pendle Hill;*
- *Pendleton Brook and the stone ‘clapper bridge’;*
- *Prevalent use of local stone as a building material;*
- *Architectural and historic interest of the conservation area’s buildings, including 12 listed buildings;*
- *Well tended roadside gardens;*
- *Forest of Bowland Area of Outstanding Natural Beauty (part);*
- *Ensemble of historic buildings around the village green;*
- *Interesting historic townscape of the western part of the village on either side of Pendleton Brook;*
- *Almost complete absence of 20th century development;*

- *Local details such as Fiddle Bridge, stone gate piers and stone stile;*
- *Individual trees and groups of trees.”*

Under the section Local Details and Features on page 12, local features which add to the area's distinct identity and form part of the special interest of the conservation area are listed. This includes *“boundary walls and gate piers built with local stone”*

5.3 The school is noted as having been built by Mrs Blegborough in 1837 page 11. The date stone over the door says it was rebuilt in 1870. The building appears on the ordnance survey map of 1848 as “National School” page 7. A description of this part of the village is given on page 9 which says *“In the eastern part of the village, which is visually disjointed from the western part by a bend in the road, the view eastwards is closed by the oak on the green and the former primary school. Here there is a fine ensemble of village green, church, former school and farmhouse.”* This view is denoted on the Conservation Area Appraisal by the purple arrow. The green spaces in the village are described in the Conservation Appraisal and include, *“a triangular space in front of Dickinson Farm contains a bench under an oak tree and is planted with daffodils. This space, bounded on two sides by a timber post and rail, serves as the village green and provides a good setting for the former school and the farmhouse.”* Page 9.

5.4 The Conservation Area Appraisal noted that the listed buildings are mostly associated with the agricultural history of the village. The listed building description of Dickinson Farm is as follows:

*“SD 75 39 PENDLETON PENDLETON VILLAGE (NORTH SIDE)*

*Dickinson Farmhouse and barn adjoining 11/125 to north-east - GV II*

*House, mid C18th. Coursed sandstone rubble with roof of tiles imitating stone slates. 2 storeys. Original house of 3 bays having windows of 2 lights with plain stone surrounds and square mullions. The door, in the central bay, has a plain stone surround. To the left is a later addition of one bay having sashed windows with plain stone surrounds. Chimney to right of the latter bay, and at right of house. The barn has a stone slate roof and a wide entrance with plain reveals and timber lintel. To the right the wider shippon projects forwards with a continuous roof.*

*Listing NGR: SD7580439586”*

- 5.5 The front elevation and garden of The Old Village School make a strong positive contribution to the character of the conservation area and the setting of the listed building Dickinson Farm. The proposed garden extension is to the rear of the garage and to the rear of The Old Village School and will not be readily visible from the area in front of the building or the “village green”. The garden extension is modest and follows the line of the existing rear boundary of the property and will not project out on to the adjoining field. The new garden will be enclosed by a new stone boundary 1.8m in height which is appropriate to the setting as stone boundary walls are a positive local feature within the conservation area. The proposed timber fence is completely screened by the existing garage and is adjacent to a modern agricultural building the sides of which are timber boarding. The proposed timber fence is appropriate in this context.
- 5.6 The proposed garden extension responds positively to the character of the building continuing the use of stone walling around the boundary. 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. In some circumstances, an extension of curtilage will be approved if the site is on the edge of a settlement.
- Policy DME2: Landscape and Townscape protection. Seeks to protect important landscapes or landscape features.

6.3 The NPPF paragraph 207 requires applicants *“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.

### Principle of development

7.2 Policy DMH5: Residential and curtilage extensions states:

PROPOSALS FOR THE EXTENSION OF CURTILAGE WILL BE APPROVED IF:

1. THE SITE IS WITHIN A SETTLEMENT, OR,
2. THE SITE IS ON THE EDGE OF A SETTLEMENT PROVIDING:
  - THE NEW CURTILAGE BOUNDARY FOLLOWS AN EASILY IDENTIFIABLE FEATURE SUCH AS A ROAD, STREAM OR HEDGEROW, OR BRINGS THE BOUNDARY INTO LINE WITH EXISTING ADJACENT PROPERTIES.
  - THE EXTENSION WILL NOT CAUSE VISUAL HARM TO THE LANDSCAPE.
  - THE EXTENSION IMPROVES THE VISUAL QUALITY OF THE SITE.

The Old Village School is within the settlement of Pendleton. The existing boundary at the rear of the property follows a straight line and then draws inwards on the north-west

side of the site. It is proposed to carry the existing boundary straight across to the boundary with Dickinson Farm which in essence brings the boundary 'into line'.

- 7.3 The extension of the curtilage is at the rear of the property and tucked away in a corner adjacent to the large agricultural building at the rear of Dickinson Farm. It will not be particularly visible from outside of the site due to its small size and being screened by the existing buildings at The Old School. There is a substantial hedge along Clitheroe Road leading out of the village such that the extension of the curtilage will be well screened and not noticeable when looking towards the site from the public highway. See image 1. As such the development will not cause harm to the visual quality of the landscape.
- 7.4 The garden boundary is currently a post and rail fence. The garden boundary to the Vicarage to the north-east of the site is a stone wall see image 2. Stone boundary walls are a positive feature close to the site see image 3 All Saints Church boundary wall and image 4 boundary wall to the south of Dickinson Farm. The proposed stone boundary wall is a positive feature which will enhance the site. The proposal accords with the intentions of Policy DMH5: Residential and curtilage extensions.

### **Visual Impact and Impact on the Conservation Area**

- 7.5 The Lancashire Landscape Assessment describes the area as 5e Lower Ribblesdales (Clitheroe to Gisburn) *"This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls."*
- 7.6 As described above the proposed area of land to be included in the curtilage of The Old Village School is small in size and tucked into a corner of the field adjacent to the garden of the dwelling and the large modern farm building at Dickinson Farm. Bringing the boundary line straight across the back of the dwelling up to the boundary with the farm to incorporate additional land into the garden will have no detrimental effect on the visual qualities of the landscape.



1 Roadside hedge along the field to the east of the site. Looking south-west along Clitheroe Road towards Pendleton



2 The stone boundary wall to the Vicarage looking north-east from the rear of The Old Village School



3 Stone boundary wall to All Saints Church



4 Boundary wall to the south of Dickinson Farm

7.7 An application to fell trees at the property was approved in 2025. The plan submitted with the application is shown in image 5. The tree which was in the existing garden of the dwelling has been removed but those on the land which forms this application have yet to be taken down. The Council Tree work assessment describes the trees as *“Very short section of remnants of hedgerow bordering domestic property in poor condition to be removed and replaced with new Lancashire hedgerow mix. No impact on landscape character or the existing tree-scape in the local/wider context.”* The loss of the trees on the site will have no detrimental impact on the quality of the landscape. This is in accordance with policy DME2. Landscape and townscape protection.



5. Aerial photograph showing trees to be removed application 3/2025/0042

7.8 The development responds positively to the character of the conservation area by using appropriate materials for the boundary treatment. 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. The development is not immediately adjacent to the listed building at Dickinson Farm and is separated from it by the garage and the existing garden at The Old Village School. As such the proposed garden extension will not adversely affect the setting of the listed building.

### **Residential amenity**

- 7.9 The nearest residential property is Dickinson Farm. The garden extension is adjacent to the farm building and as such will have no impact on the residential amenities of Dickinson Farm. The amenities of the occupiers of the host dwelling and its neighbours are preserved. This accords with Policy DMG1: General Considerations.

### **Highways and parking**

- 7.10 The development will not affect the existing parking and turning arrangements for vehicles at the site. This accords with Policy DMG1: General Considerations

### **Ecology and trees**

- 7.11 As the site involves hard surfacing of the proposed garden extension a biodiversity net gain assessment has been carried out. Permission has previously been granted for the removal of the trees on the proposed site.

## **8.0 SUMMARY AND CONCLUSION**

- 8.1 As we have described, this planning application for the extension of the residential curtilage onto agricultural land to create additional garden area is appropriate and will have no detrimental impact on the visual quality of the landscape in accordance with Key Statement EN2: Landscape, and DME2. Landscape and Townscape protection and DMH5: Residential and curtilage extension. The development responds positively to the character of the conservation area by the use of appropriate materials 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. It will not have an adverse impact on the setting of the listed building Dickinson Farm. This is compliant with Key Statements EN5: Heritage Assets and policies DMG1: General Considerations and DME4 Protecting Heritage Assets.
- 8.2 The development will have no significant impact upon the residential amenities of neighbouring properties and as such accords with policy DMG1: General Considerations.
- 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.