

A V Town Planning Ltd

Unit 3, 31-33 Kenyon Road, Lomeshaye, Nelson, Lancashire BB9 5SP
Telephone No.: [REDACTED]

Planning and Design & Access Statement

Proposed erection of a detached dwelling with a single garage and
store

Land to the rear of Pimlico House
Gisburn Road
Gisburn BB7 4ES

Prepared by: Alan Kinder Dip.TP, MRTPI

April 2026

Alan Kinder – Director

Valerie Kinder – Director

Company No.
07852064

1. Introduction

- 1.1 This statement is made to support and accompany a planning application to Ribble Valley Borough Council for the construction of a detached house.
- 1.2 This statement will set out those matters which the applicant considers should be reasonably taken into consideration by the Local Planning Authority in determining the application.

2. Site Description

- 2.1 The application relates to a former commercial property which was historically used as a private coach depot but the site was cleared a number of years ago and is simply levelled with a hardcore finish. It is sited within the defined settlement boundary of Gisburn, a tier 1 settlement. The site is located off Mill Lane. It is also located within the Conservation Area.

3. Relevant Planning History

- 3.1 This site has relevant planning history dating back to 2021
- 3/2022/0144 – Erection of a detached dwelling – Refused. Dismissed on Appeal 5th January 2023.
- 3/2021/1098 – Erection of a light industrial building – Refused
- 3/2021/0857 – Erection of a light industrial building - Refused
- 3.2 The application has been the subject of extended pre-app which has resulted in various amendments to the siting and detailed design of the proposed dwelling to address identified concerns both in terms of it's siting, relationship to surrounding property, including the adjacent Listed Pimilco House.

4. Planning Policy

4.1 Relevant Policies:

Ribble Valley Core Strategy (CS)

Key Statement DS1 – Development Strategy

Key Statement DS2 – Sustainable Development

Key Statement EN5 – Heritage Assets

Key Statement DM12 – Transport Considerations

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Policy DMG3 – Transport & Mobility

Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework (NPPF)

4.2 Key Statement DS1 seeks to direct all new housing development to the principle settlements and also the Borough's Tier 1 settlements such as Gisburn.

4.3 Given the location of the site in the midst of the settlement boundary then the proposal would comply with the requirements of both Policies DMG1 and DMG2.

5. Detailed Design

5.1 The detailed design of the property has been influenced by the design of the small residential development of Stable Close adjacent to the north of the site both in terms of architectural style and use of matching materials.

5.2 The Planning Inspector's Decision on application 3/2022/0144 made reference to the impact on surrounding heritage assets and the significance of the Conservation Area in paragraph 9 of their finding. These matters have been fully addressed in the accompanying Heritage Statement prepared by Stephen Haigh in March 2026 which accompanies this application.

6. Conclusion

- 6.1 This application will provide for an additional dwelling within a Tier 1 village within the Borough adopting a similar architectural style to the nearby Stable Close development which in itself will not have an adverse impact on either the setting of nearby adjacent Listed Buildings nor its broader Conservation Area setting.