



JUDITH DOUGLAS TOWN PLANNING LIMITED

High Beech House, 8a Crow Trees Brow, Chatburn BB7 4AA.



Source Google earth 2024

Single storey rear extension.  
Planning Statement. JDTP0590



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## **STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR A SINGLE STOREY REAR EXTENSION AT HIGH BEECH HOUSE, 8A CROW TREES BROW, CHATBURN BB7 4AA**

### **1 INTRODUCTION**

1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for a single storey extension to the rear of the house.

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:

A4693-PL02 Site Location plan

A4693-PL03 Plans and Elevations as Existing

A4693-PL04 Plans and Elevations as Proposed

A4693-PL05 Existing and Proposed Site Layout

1.3 This extension being single storey and at the rear of the property is likely to meet permitted development rights. However, permitted development rights were removed when the property was first granted planning permission and so planning permission is required.

### **2.0 APPLICATION SITE AND SURROUNDING AREA**

2.1 High Beech House is within the settlement boundary of Chatburn and outside but adjacent to the conservation area boundary as defined in the Housing and Economic Development, Development Plan Document Proposals Map, sheet 5 inset 28 see extract Figure 1.

2.2 It is a detached dwelling, constructed in stone with a tile roof set within a large garden. It is two storeys in height with rooms in the roof space. In the garden is a garage which was constructed at a similar time as the house (see image 1). There is also a recently constructed garden summer house, a recently constructed greenhouse and the driveway to the house has recently been extended into the garden. These are the subject of a separate planning application. A public footpath FP0311001 passes over the drive to the front of the house and then passes outside the garden along the southern boundary. The path is separated from the garden by a fence and a dense evergreen hedge.

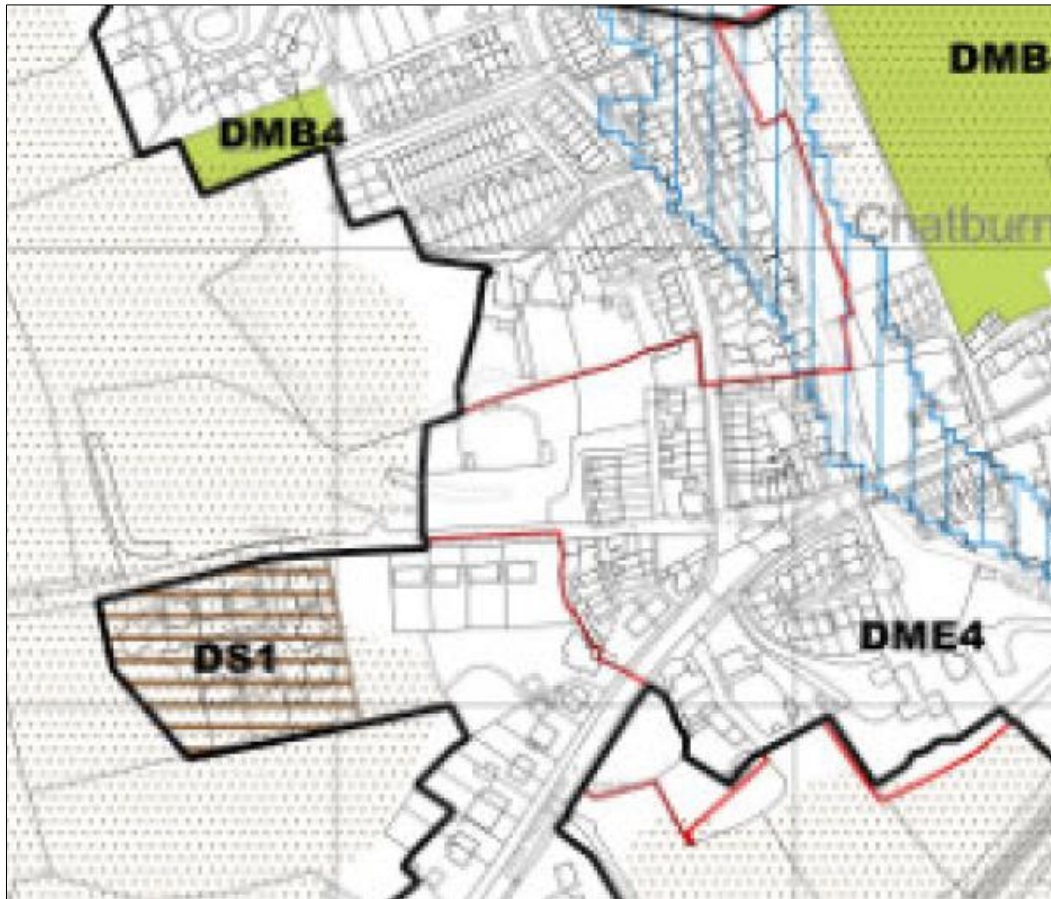


Figure .1 Housing and Economic Development, Development Plan Document Proposals Map, sheet 5, inset 28 extract.

- 2.3 The house and garden are surrounded by other houses and bungalows, except on the western side where there is vacant land between the garden and the new housing to the west.
- 2.4 The site is in flood zone 1 and area least likely to flood and is not affected by surface water flooding.



1. Google earth image 2002 Garage

### 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
3/1993/0817	Land off, Crow Trees Brow, Chatburn, Clitheroe	Erection of detached dwellinghouse and double garage formation of vehicular turning area & landscaping details	Approved with conditions 10/03/1994
3/2022/0333	High Beech House 8a Crow Trees Brow Chatburn BB7 4AA	Fell T1 (Beech) due to structural defects and decay. Crown Reduce, lift and thin T2 (Sycamore).	Approved 05/05/2022

3.2 Planning permission 3/1993/0817 granted planning permission for the dwelling and was subject to conditions including condition 7 *“Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1988 (or any order revoking or re-enacting that order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in schedule 2 Part 1 Classes A to E shall not be carried out without the formal consent of the local planning*

*authority. Reason In view of the restricted size of the site the local planning authority wish to retain effective control over any extensions any future occupier may propose.”* As such planning permission is required for the proposed extension. The original design of the house included the existing conservatory at the rear of the property.

#### **4.0 SCHEME PROPOSALS**

4.1 The scheme proposes to modify the existing conservatory at the rear of the house, by replacing part of the existing structure with a flat roofed extension projecting from the rear elevation of the house. The structure will extend beyond the existing by approximately 2m for a width of 6.805m. The overall width of the single storey element of the building at the rear will not increase. The additional floorspace projects to the rear onto the garden.

4.2 The extension is to be constructed in glass above a dwarf wall in stone to match the house and flat roof covered in grey Ethylene Propylene Diene Monomer (a synthetic rubber membrane) with a central roof lantern. The windows will be grey powder coated aluminium and the new fascias and rain water pipes will be in black to match the existing.

#### **5.0 RELEVANT PLANNING 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 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).

5.2 The specific policies in the Core strategy relevant to the application are:

- 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 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 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.

## **6.0 EVALUATION**

6.1 This section of the statement will justify the acceptability of the proposed development and demonstrate its accord with the development plan and national planning policy.

### **Principle of development**

6.2 The proposal relates to a domestic extension to an established residential property and is therefore acceptable in principle.

6.3 At the time the house was granted planning permission only a small portion of the land at High Beech House was within the settlement boundary of Chatburn. Ribble Valley Districtwide Local Plan 1998 Sheet 6 inset 7 Chatburn. Since then, the settlement boundary of Chatburn has been amended so that the whole of the land at High Beech House is now within the settlement boundary of Chatburn. See figure 1.

6.4 The land to the north-west of the house has been used in connection with the dwelling for over 10 years as a garden to High Beech House. As the land is within the settlement boundary of Chatburn its use as a garden complies with Policy DMH5 in relation to the extension of the residential curtilage. A separate planning application has been submitted to regularise this. This is mentioned as it is relevant to this application in relation to the removal of permitted development rights.

6.5 The submitted existing site plan shows the extent of the curtilage as it was approved under 3/1999/0817. Permitted development rights were removed because of the restricted size of the site. The proposed extension provides a modest increase in the size of the single storey element at the rear of the house and is in no way disproportionate to the size of the original curtilage of the dwelling and certainly not disproportionate to the current extent of the curtilage. Whilst permitted development rights were removed, this was because the curtilage was restricted, it does not indicate that all additions to the property would be harmful.

### Impact upon residential amenity

6.6 Paragraph 135 (f) of the National Planning Policy Framework states:

*“Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users”.*

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.



2. View from the application site towards the garden boundary with 3 Chatburn Old Road

6.7 The nearest residential properties to the development are 4 Dale Terrace and 3 Chatburn Old Road. The existing conservatory faces towards the rear gardens of these properties. The proposed extension is no closer to the rear boundary of 3 Chatburn Old Road than the existing conservatory. Within the adjoining garden to 3 Chatburn Old Road close to the boundary fence is an outbuilding and conifer tree. The boundary fencing is 1.7m in height and 1.8m. The garden areas of the neighbouring properties will be screened from the development by the existing boundary fence, tree and outbuilding and privacy will be preserved. See image 2. The proposed extension is a sufficient distance from the joint boundary for there to be no overbearing effect on the neighbouring properties. The proposed extension will not adversely affect the residential amenities of the neighbouring

properties. As such, it is compliant with policy DMG1: General Considerations and the objectives of paragraph 135(f) of the NPPF in this respect.

### **Visual Amenity**

6.8 Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:

*“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”*

6.9 Policy DMG1 states all development must

*“1. Be of a high standard of building design which considers the 8 building in context principles (from the CABI/English Heritage building in context toolkit.*

*2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*

*3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

*4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within Policy DME5, has been incorporated into schemes where possible.”*

6.10 The proposed rear extension, will not be particularly visible from outside of the site. The rear garden is enclosed by the gardens to the neighbouring properties and a high hedge which runs along the boundary of the public footpath and affords good screening. The extension is to be constructed mostly in glass. It will appear as the main single storey element at the rear of the building whilst the retained part of the conservatory will appear subordinate to it. The materials proposed and the use of large areas of glazing are not uncommon on single storey additions to contemporary dwellings.

6.11 The site is outside but adjacent to the Chatburn Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

6.12 The Chatburn *Conservation Area Appraisal (2005)* identifies numerous elements as contributing to the Conservation Area’s special interest which include:

- Its setting in a hollow formed by the Chatburn
- 17th and 18th century farmhouses and barns as evidence of the agricultural origins of the village;
- Mainly 19th century buildings along all the roads into the village in the local vernacular style, including terrace rows built for workers in the now defunct Victoria Mill
- The former tollhouse on the corner of Sawley and Chatburn Road and the public houses either side of the Chatburn bridge testifying to the role of the village in transport history;
- The ensemble of the 19th century parish church of Christ Church, its adjacent school, library, institute and cricket pitch;
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village;
- Long views to the fells that define and enclose the Ribble Valley.

6.13 The application site adjoins the western edge of the Chatburn Conservation Area and as such lies within its setting. However, it is clear that the location of the development would not be read in concert with any of the area’s elements of special interest listed above. Neither would the development impinge upon any of the area’s key views as referenced on the Chatburn Conservation Area Townscape Appraisal Map. In light of the above, it can be concluded that the proposed development would not have any undue impact upon the character and appearance of the Chatburn Conservation Area. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Highways and parking**

6.14 The development will not lead to any increase in traffic to the site. The development will not affect the space within the curtilage for the parking of cars.

## **7.0 SUMMARY AND CONCLUSION**

- 7.1 As we have described, the proposed extension is appropriate in design, location and form and accords with policy DMG1. The scheme will provide high quality development in terms of its appropriateness to its setting. It would not have any adverse impact on the setting of Chatburn Conservation Area. This is compliant with Key Statements EN5 and policies DMG1, DMH5 and DME4 of the Core Strategy
- 7.2 The development will have no significant impact upon the residential amenities of neighbouring properties and as such accords with policy DMG1.
- 7.3 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.