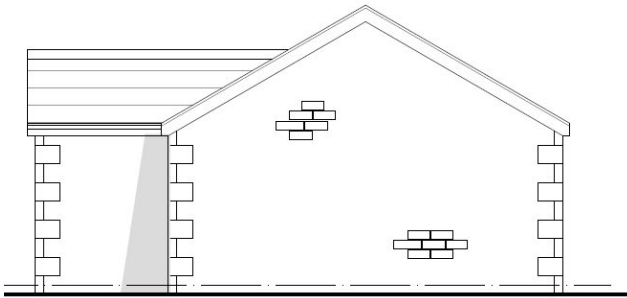




JUDITH DOUGLAS TOWN PLANNING LIMITED

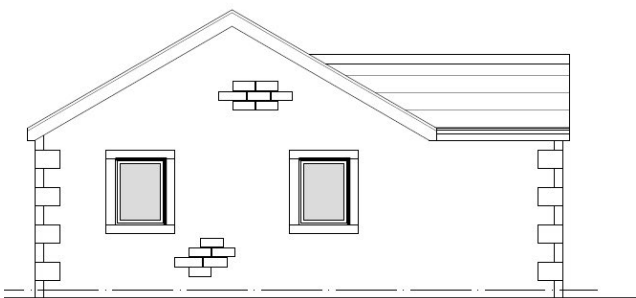
38 Mitton Road, Whalley, Clitheroe BB7 9RX



West Elevation



South Elevation



East Elevation



North Elevation

Proposed annexe accommodation.

[Planning Statement JDTP0576](#)

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STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR THE CONSTRUCTION OF ANNEXE ACCOMMODATION AT 38 MITTON ROAD, WHALLEY, CLITHEROE BB7 9RX

1 INTRODUCTION

1.1 This planning statement has been prepared by Judith Douglas Town Planning Ltd in support of a householder planning application for the provision of annexe accommodation within the garden area to the north of the property. The annexe is intended to provide accommodation for an elderly family member.

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:

Location Plan rev A 1:1250

AN01 Existing site plan 1:100.

AN02A Proposed Annexe Plans and Elevations

AN03 Proposed Site Plan

Tree survey and Tree Protection Plan

Flood Risk Assessment

Personal Statement

2.0 APPLICATION SITE AND SURROUNDING AREA

2.1 The application site is within the settlement boundary of Whalley, outside the conservation area and outside the National Landscape area (formerly Area of Outstanding Natural Beauty) as shown on the adopted Housing and Economic Development, Development Plan Document (HEDDPD). The cricket ground to the north is protected open space.

2.2 38 Mitton Road is on the north side of Mitton Road and is the centre property of three, two storey terraced houses. To the east is another block of three terraced houses. These terraced houses have long gardens to the rear. No's 36-40 share a vehicle access adjacent to no.36. No.40 has a detached garage within the side garden of that property, access to which is over the garden area of No. 38. Planning permission was granted for a detached garage on the application site in 2021. The foundations of the garage have been constructed. See image 1. Ordnance survey plans and aerial photographs confirm

the layout of these properties and suggests that there is a large outbuilding in the garden to the rear of 30 Mitton Road.

2.3 To the west of the site is an embankment to the A59 on which there are mature trees.



1. Application site and foundation of garage approved under 3/2021/0896. Trees on the embankment to the A59.

2.4 There are no public footpaths on or near to the site. The site is in flood zone 1 on the Flood Map for Planning GOV.UK website. The site is potentially affected by surface water flooding.

3.0 PLANNING HISTORY

3.1 The following applications are recorded on the Council website.

Application	Address	Development	Decision
3/2025/0934	38 Mitton Road Whalley BB7 9RX	Proposed single storey rear extension to form dining room and ground floor WC.	Approved with conditions 04/02/2026

3/2021/0895	38 Mitton Road Whalley BB7 9RX	Proposed loft conversion and detached garage. Resubmission of 3/2021/0573	Approved with conditions 22/11/2021
3/2021/0573	38 Mitton Road Whalley BB7 9RX	Proposed two storey rear extension and detached garage	Refused 20/07/2021
3/2004/0171	38 Mitton Road Whalley BB7 9RX	Proposed two storey extension to the rear of the dwelling	Approved with conditions 13/05/2004
3/1994/0624	38 Mitton Road Whalley BB7 9RX	Bedroom and dining room extension	Approved with conditions 10/11/1994
3/1991/0721	38 Mitton Road Whalley BB7 9RX	Extension to rear	Refused 12/12/1991

4.0 SCHEME PROPOSALS

- 4.1 38 Mitton Road is occupied by the applicant. The proposed annexe is intended to accommodate an elderly relative with reduced mobility, to afford a level of independent living close to family and enable them to provide support and care. The level of accommodation proposed is modest. See submitted personal statement.
- 4.2 The annexe is single storey with an L-shaped footprint measuring 7m by 8.5m. It has a double pitched roof which at the highest point is 4.5m to the ridge and 2.4m to the eaves. It will be constructed out of coursed pitched faced walling stone to the walls and natural slate for the roof with grey upvc windows and doors. Car parking and the garden and outdoor amenity space will be shared with the existing dwelling.

5.0 PRE-APPLICATION ADVICE

- 5.1 Pre-application advice was sought in 2021 reference RV/2020/ENQ/00013 for annexe accommodation in the rear garden at 38 Mitton Road. At that time the main issues were identified as *“the impact the proposed development will have on the visual amenity of the area and impact on the residential amenity of the neighbouring dwellings”*. The advice confirms that the site of the proposed annexe is within the *“same planning unit as the main house”*. It also confirmed that the *“proposed development would have limited impact on the residential amenity of the surrounding neighbouring dwellings.”* It was suggested that any application for planning permission should be accompanied by a tree survey. Concerns were raised in respect of the size of the proposed annexe which has now been reduced.

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 (2014) and the National Planning Policy Framework (2024).

6.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

- 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 – must accord with policy DMG1 and any relevant designations within which the site is located.
- Policy DME1: Protecting Trees and Woodlands - requires tree information to be submitted with planning applications.
- Policy DME2: Landscape and Townscape Protection. Seeks to protect existing landscape features including trees and woodlands.
- Policy DME6: Water management. Seeks to protect development from unacceptable risk of flooding.

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 The main policy relevant to this application is DMH5: Residential and curtilage extensions. The policy states:

“Proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

- 1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling house when circumstances change.*
- 2. The extension should generally speaking provide only a modest level of accommodation.”*

- 7.3 The proposed annexe is to provide semi-independent living accommodation for the applicants' elderly relative. The annexe will provide an open plan living room, dining room and kitchen to accommodate up to two people with a separate double bedroom and shower room. This arrangement allows the relative to have their own space whilst benefiting from family support. The ground floor level accommodation will assist mobility.
- 7.4 The recently approved scheme at 38 Mitton Road 3/2025/0934 is now under construction. The property has three bedrooms on the first and second floors using space within the roof. The modest one-bedroom annexe accommodation proposed is proportionate to the size of the main dwelling.
- 7.5 There is no definition of what is considered to be a *“modest level of accommodation”* within the policy DMH5 or the Core Strategy as a whole. The policy is phrased to allow leeway of interpretation by including *‘generally speaking’* within the sentence describing the allowable level of accommodation. It is not explicit whether *‘modest’* refers to the physical size of the extension in relation to the existing residential property or the size of the extension in relation to the number of occupants. Overall, the requirements of criteria 2 are vague.
- 7.6 The proposed annexe accommodation in comparison to the main dwelling is much smaller and single storey. The number of rooms proposed within the annexe is modest and the size of the rooms overall are smaller than those in the house. The proposed annexe is clearly subordinate to the main dwelling and in this respect complies with policy DMH5.
- 7.7 As the construction of the annex is designed to provide dignified semi-independent living arrangements for the elderly grandmother of the owner of no 38, the applicant supports

an occupancy condition attached to the approval of this application. The proposal in principle is compliant with policy DMH5 of the Core Strategy.

Residential amenity

7.8 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.

7.9 The layout of the annex is such that the main windows face north away from the neighbouring properties. The proposed windows which face towards the rear of the terraced properties light the shower room and kitchen. The rear of 40 Mitton Road which is opposite part of the annexe has a lean-to containing a window. The applicant confirms that this room appears to be used as a utility room.



2 Rear of 38 and 40 Mitton Road

- 7.10 It was confirmed in the pre-application advice that the proposed annexe would have limited impact on the residential amenities of the surrounding properties, and this still remains the case and accords with policy DMG1 and the objectives of paragraph 135(f) of the NPPF in this respect.

Visual impact

- 7.11 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)”

- 7.12 Ordnance Survey maps and aerial photographs show that the rear of the houses on this part of Mitton Road have currently and historically had outbuildings within the rear gardens. As such the proposed annexe will not look out of place. It is not particularly visible with the landscape and will be seen as part of the domestic land associated with these properties. In addition, the permission for the detached garage on the site granted in 2021 has been commenced and could be completed. The proposed annexe is not significantly larger than the approved garage. The proposal is compliant with policies DMG1 and DMH5 of the Core Strategy and the objectives of paragraph 135(a-c) of the NPPF in this respect.

Trees

- 7.13 A tree survey has been submitted with the application because there are trees on the adjacent land. Since the permission was granted in 2021 for the detached garage, an ash tree has been removed but other trees remain. The foundations which were installed for the erection of the garage will be used to construct the main part of the annexe. The additional section at the rear, which provides the lounge area is with the root protection area of two sycamore trees T2 and T4. The submitted Tree Protection Plan proposes measures to ensure that these trees are protected. It is proposed to leave the existing gravel in place during the construction works as ground protection to protect the soil beneath from compaction. The gravel will be removed carefully and replaced with soft

landscaping once the main construction phase is complete. A no dig zone is proposed and a hand dig zone within a small proportion of the root protection area. These measures will ensure the development will not harm the adjacent trees. The proposal is compliant with policies DME1: Protecting Trees and Woodlands and DME2: Landscape and Townscape Protection

Highways and parking

- 7.14 The overall number of bedrooms will increase from 3 to 4. The submitted plans show sufficient parking and turning for three vehicles. The Lancashire County Council parking standards requires 2 car spaces for 2-3 bedroom dwellings and 3 spaces for 4+ bedroomed dwellings. The site is in an accessible location within walking distance of a range of facilities and services that the town centre of Whalley has to offer. It is also close to the railway station and bus stops which carry regular services to surrounding towns. Occupiers of 38 Mitton Road and the annexe would not be reliant on a car for day-to-day trips. Although three car parking spaces are provided it is not to say that they will all be required. As such there is no conflict with policy DMG1 which requires consideration to be given to the potential traffic and car parking implications of developments.

Flood risk

- 7.15 A flood risk assessment (FRA) has been submitted. The site is potentially at risk from surface water flooding. The FRA notes that the surface water flood risk in the area would be low. Flood mitigation measures have been set out to ensure the property remains safe for the lifetime of the development.

8.0 SUMMARY AND CONCLUSION

- 8.1 The proposed annexe accommodation will provide the family with additional accommodation suited to the needs of an elderly relative. The position of the annexe at the rear of 38 Mitton Road will not result in any harmful impacts on the amenities of the neighbouring properties, landscape or the character and amenities of the area. There is no significant impact on trees.

- 8.2 In addition, 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.