

**PLANNING AND
HERITAGE STATEMENT**

15 CLITHEROE ROAD, SABDEN



Ribble Valley Architecture Ltd

1.0 INTRODUCTION

- 1.1 This Planning and Heritage Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Mr Whalley, it has been prepared as part of a householder planning application which seeks approval for the proposed extension and external works to include excavation and construction of a retaining boundary wall.
- 1.2 The document has been produced in accordance with the policies set out in paragraph 207 (Proposals affecting heritage assets) of the National Planning Policy Framework: *“In determining applications, local planning authorities should require an applicant 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”*.
- 1.3 It is to be read in conjunction with the following planning drawings and documentation:
- 2608 – 01 Existing and Proposed Plans and Elevations
 - 2608 – 02 Existing Site Plan and Sections
 - 2608 – 03 Proposed Site Plan and Sections
 - Flood Risk Assessment

2.0 APPLICATION SITE AND SURROUNDING AREA

- 2.1** The application site is located along Clitheroe Road in Sabden, the site is within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty) and Conservation Area. Nos.1 - 9 Clitheroe road located to the South East of the site are buildings of townscape merit. The site is located within flood zone 1.

3.0 PROPOSED

- 3.1** The proposal comprises removing the garage parapet wall, coping and asbestos sheet roof covering and replacing with a lean – to roof with a natural slate roof covering.

A single storey rear and side extension are proposed incorporating roof lights to ensure the area benefits from large expanses of natural light.

A privet hedge planted by the previous owner along the northern boundary is proposed to be removed and the external ground level excavated to the same level of the adjoining land at the front and rear of the property with a stone faced boundary retaining wall structure proposed to match the adjacent stone retaining wall. The proposed boundary wall will be a maximum height of 1m high from the highway to the edge of the property to ensure visibility when entering and leaving the application site. A stone faced retaining wall and steps are proposed in the rear garden between the lower and higher garden level areas.

- 3.2** The design has taken reference from the existing building and surrounding context to create a proposal that is in keeping with the existing property and area.

- 3.3** A limited palette of materials to match the existing property materials have been utilised to ensure the proposal is in keeping with the existing dwelling.

4.0 PLANNING HISTORY

4.1 The council's online planning register indicates the following planning history for no.15 Clitheroe Road, Sabden.

- Application No.3/2011/0609: Proposed excavation for driveway and single storey extension to rear: Approved 21/10/2011

A Single storey extension, excavation works and construction of a retaining wall have been previously approved at the property in 2011. Our client made a material start on the works and undertook groundworks to facilitate the works. Due to unforeseeable circumstances the work was put on hold.

5.0 HERITAGE ASSET DESIGNATIONS

5.1 The Sabden Conservation Area is the key Heritage asset in regards to this application.

5.2 Significance of the heritage asset

The key heritage asset of significance arises from the designation of the conservation area:

A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. 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).

6.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are of relevance to the proposal:

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape & Townscape Protection

Policy DME4: Protecting Heritage Assets

Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

7.0 EVALUATION

7.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity
- Highways
- Impact on the Conservation Area

7.2 Principle of Development:

The application relates to the alteration of a residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

7.3 Visual Appearance

Policy DMG1 of the Ribble Valley Core Strategy states that development must:

1. Be of a high standard of building design which considers the 8 building in context principles from the CABE/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.

The proposal is of a modest scale when read in context with the existing built form. The design and material selection will ensure that the proposal is in keeping with the area. The proposal complies with the requirements of policy DMG1.

7.4 Impact Upon Residential Amenity

The proposal does not compromise the amenity of adjacent properties and will be in keeping with the recent extensions approved on the adjoining dwelling no.11 Clitheroe Road, Sabden. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.

7.5 Highways

The property facilitates the required number of parking spaces for a three bedroom property, with the provision of one car parking spaces in front of the detached garage / drive and an additional parking spaces provided within the garage. The proposal will not have a negative impact to the local highway.

8.0 HERITAGE IMPACT ASSESMENT

- 8.1 The proposal aims to sensitively extend the dwelling using design principles and material selection to ensure the proposal is in keeping with the area and existing dwelling. The alterations will improve the dwelling and in keeping enhance the setting within the Sabden conservation area.

The extensions will be single story and located to the side and rear of the property, given the size, scale and positioning of the side and rear extensions they will not have a prominent position within the street scene or impact the conservation area.

The removal of the asbestos sheet roofing to the garage and replacement with a natural slate roof will enhance the appearance of the dwelling and conservation area.

The retaining wall will be stone faced and constructed to match the adjacent retaining wall in terms of material and appearance. The removal of the unkept privet hedge and replacement with a stone boundary wall will enhance the visual amenity of the conservation area.

9.0 SUMMARY

- 9.1** This planning and heritage statement has been prepared to provide a description of the site and the proposed works, its compliance with the development plan and an assessment of the potential impact upon the heritage asset (Sabden conservation area).
- 9.2** In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact and design for the site and surrounding area and will complement the host dwelling. The extension and alteration to the property will use materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposal does not compromise the amenity of adjacent properties. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.
- 9.3** The proposals will enhance and improve the dwelling and in turn the buildings setting within the Sabden conservation area.