

RELEVANT PLANNING HISTORY AND MATERIAL CONSIDERATIONS

Proposed Self-Build Bungalow
Twin Brook Barn
Up Brooks
Clitheroe

1. INTRODUCTION

This document accompanies the current planning application and provides a summary of the relevant planning history relating to Twin Brook Barn and the surrounding land.

The purpose of this document is to provide planning context and identify material considerations relevant to the assessment of the current proposal. It is not intended to revisit previous planning decisions but to assist the Local Planning Authority in understanding the evolution of development proposals on the site and the manner in which the current proposal differs from previous applications.

2. SITE CONTEXT

Twin Brook Barn occupies an established residential curtilage within the defined settlement boundary of Clitheroe.

The site is situated between existing residential development and established employment uses associated with Twin Brook Business Park. It is therefore located within a developed and sustainable location rather than within open countryside.

The current application seeks planning permission for a single self-build bungalow designed to meet the long-term housing needs of the applicants and allow them to remain within their established community while downsizing and planning for later life.

3. RELEVANT PLANNING HISTORY

Application 3/2016/0698
Approved

Conversion and extension of an agricultural barn to form a single dwelling.

This permission established the lawful residential use of Twin Brook Barn and its associated residential curtilage.

Application 3/2019/1103**Approved**

Demolition of the adjoining dwelling and erection of two detached dwellings.

This permission confirmed the principle of additional residential development within the immediate vicinity of the application site.

Application 3/2022/0107**Refused**

Demolition of a detached storage building and erection of three single-storey dwellings with associated access works.

This proposal sought the creation of three separate dwellings within the wider site area.

The current proposal differs fundamentally from this earlier scheme. The present application relates to a single self-build bungalow intended specifically to meet the needs of the applicants rather than a multi-unit residential development.

Application 3/2023/0272**Refused**

Demolition of a detached storage building and erection of one dwelling together with a garage and hobby room serving Twin Brook Barn.

The officer's report concluded that:

- The site lies within the settlement boundary of Clitheroe.
- The principle of residential development was broadly aligned with the development strategy for the Borough.
- The site formed part of an existing residential curtilage.
- The Environment Agency withdrew its objection following submission of revised flood risk information.
- Lancashire County Council Highways raised no objection.
- No significant concerns were identified in relation to visual amenity, residential amenity, parking provision or ecology.

The application was ultimately refused solely on the basis that the Local Planning Authority considered that the Sequential Test had not been satisfactorily passed.

Application 3/2025/0528**Approved**

Erection of a detached garage and games room within the residential curtilage of Twin Brook Barn.

The officer's report concluded that:

- The site forms part of the existing residential curtilage of Twin Brook Barn.
- The site had previously been identified as employment land in error.
- The submitted Flood Risk Assessment was acceptable.
- The proposal raised no significant conflict with Policy DME6 (Water Management).
- Lancashire County Council Highways raised no objection.
- The proposal was acceptable in principle.

This permission demonstrates the continued acceptance of residentially related development within the curtilage of Twin Brook Barn.

4. MATERIAL DIFFERENCES BETWEEN THE CURRENT PROPOSAL AND PREVIOUS APPLICATIONS

The current proposal differs significantly from previous applications submitted on the site.

Most notably:

- The proposal is for a single-storey bungalow rather than a two-storey dwelling.
- The proposal is intended to meet the specific needs of the applicants as a self-build downsizing and ageing-in-place project.
- The proposed dwelling has been positioned wholly within Flood Zone 1.
- Safe pedestrian and vehicular access and egress are available within Flood Zone 1.
- A detailed topographical survey has been undertaken to establish existing site levels.
- Additional technical evidence has been submitted regarding the age and limitations of the Environment Agency flood model currently informing the Flood Map for Planning.
- Additional evidence has been submitted regarding changes in site conditions and surrounding land levels since preparation of the flood model.

The current proposal is therefore supported by a significantly more detailed and up-to-date evidence base than was available at the time of previous applications.

5. RESIDENTIAL CURTILAGE AND SETTLEMENT BOUNDARY

A consistent theme throughout the planning history is the acknowledgement that the application site forms part of the established residential curtilage associated with Twin Brook Barn.

The site is located within the defined settlement boundary of Clitheroe and benefits from access to existing services, infrastructure and community facilities.

The proposal does not involve the loss of agricultural land, does not extend development into open countryside and does not represent isolated residential development.

Instead, the proposal represents the efficient use of existing residential curtilage land within the Borough's principal settlement.

6. CONCLUSION

The planning history demonstrates a consistent acceptance of the residential status of the site and the principle of residentially related development within the curtilage of Twin Brook Barn.

Previous assessments have accepted the site's sustainability credentials, residential context, visual relationship with the surrounding area, highway arrangements and flood mitigation measures.

The current proposal differs materially from previous schemes and is supported by a substantially enhanced body of technical evidence, including detailed topographical survey information and updated flood risk analysis.

The proposal should therefore be assessed on its own merits and in light of the updated evidence now available, together with its role in allowing the applicants to remain within their established community through the provision of a modest self-build bungalow designed for long-term occupation and ageing in place.