



JUDITH DOUGLAS TOWN PLANNING LIMITED

Former Joiners Workshop, George Street, Longridge. PR3 3JS
Conversion of storage building to two-bedroom, single storey dwelling and garage.

Planning, Heritage, Design and Access Statement



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1.0 INTRODUCTION

1.1 This planning, heritage, design and access statement has been prepared by Judith Douglas Town Planning Ltd in support of an application for the conversion of a storage unit Class B8 to a dwelling on George Street, Longridge PR3 3JS

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:

3393 A100A Location plan and block plan

3393 A101 Existing site plan and floor plan, roof plan

3393 A102A Existing Elevations

3393 A103B Proposed site plan and floor plan, roof plan

3393 A104B Proposed Elevations

Bats Survey Report and Method Statement

Noise Assessment

Flood risk assessment

The site area is 299sq. metres.

2.0 THE APPLICATION SITE AND SURROUNDING AREA

2.1 The building was historically part of 27 Inglewhite Road, accessed from George Street when Preston Farmers owned it. Whilst in the ownership of HT Forrest it was amalgamated into their group of buildings and mainly accessed via their Inglewhite Road entrance. This was in respect to residents on George Street to minimise disruption to them. The joinery workshop closed in 2013. The building was let to a company who used it for storage purposes until late 2022. The application building was then separated off from the main unit. Whilst the subject building has been available for storage/small business use since 2022, it has remained unoccupied due to access issues.

2.2 The building is now separated from the complex of former joinery buildings with a cavity blockwork wall. The former joinery buildings now house a number of small retail shops, wellbeing practices and a café Class E. Further buildings in the complex to the south west house a number of storage uses Class B8

2.3 The area around the building, directly off George Street, has historically been used for parking and storage and is surfaced in concrete.

- 2.4 The main portion of the building to be converted is constructed out of random rubble stonework with dressed stone quoins and stone heads, cills and jambs. It has a double pitched roof covered in blue slate. The front elevation facing George Street has a large, blocked doorway clad in timber with render above. The west and east elevations are stonework with several existing openings. Attached to this on the eastern side is a concrete block section with a flat roof. The building is surrounded by a concrete and tarmac yard area.
- 2.5 Opposite the site are two storey terraced cottages built out of similar random rubble stone with dressed quoins and stone heads, cills and jambs. These dwellings face the site. To the east of the site are the rear of houses 21-25 Inglewhite Road. The rear of these houses is mostly finished in pebble dash. To the west of the site is a red brick building which is used for storage purposes. Access to this unit is only from the yard to 27 Inglewhite Road to the rear. The large doors facing George Street are not used.
- 2.6 The site is close to the town centre of Longridge and in walking distance of shops, services and community facilities. It is a highly sustainable location and close to bus services.
- 2.7 The site is in the settlement boundary of Longridge and within the conservation area on the adopted Housing and Economic Development, Development Plan Document (HED,DPD) Proposals map Inset 8 see figure 1
- 2.8 The site is identified as part of a local employment site Neighbourhood Plan. (10. Industrial and Commercial Units Forrest's Yard, in the Longridge).
- 2.9 There are no listed buildings near to the site and no public rights of way cross the site. The site is within flood zone 1 and area least likely to flood. Mapping suggests the site is affected by surface water flooding.

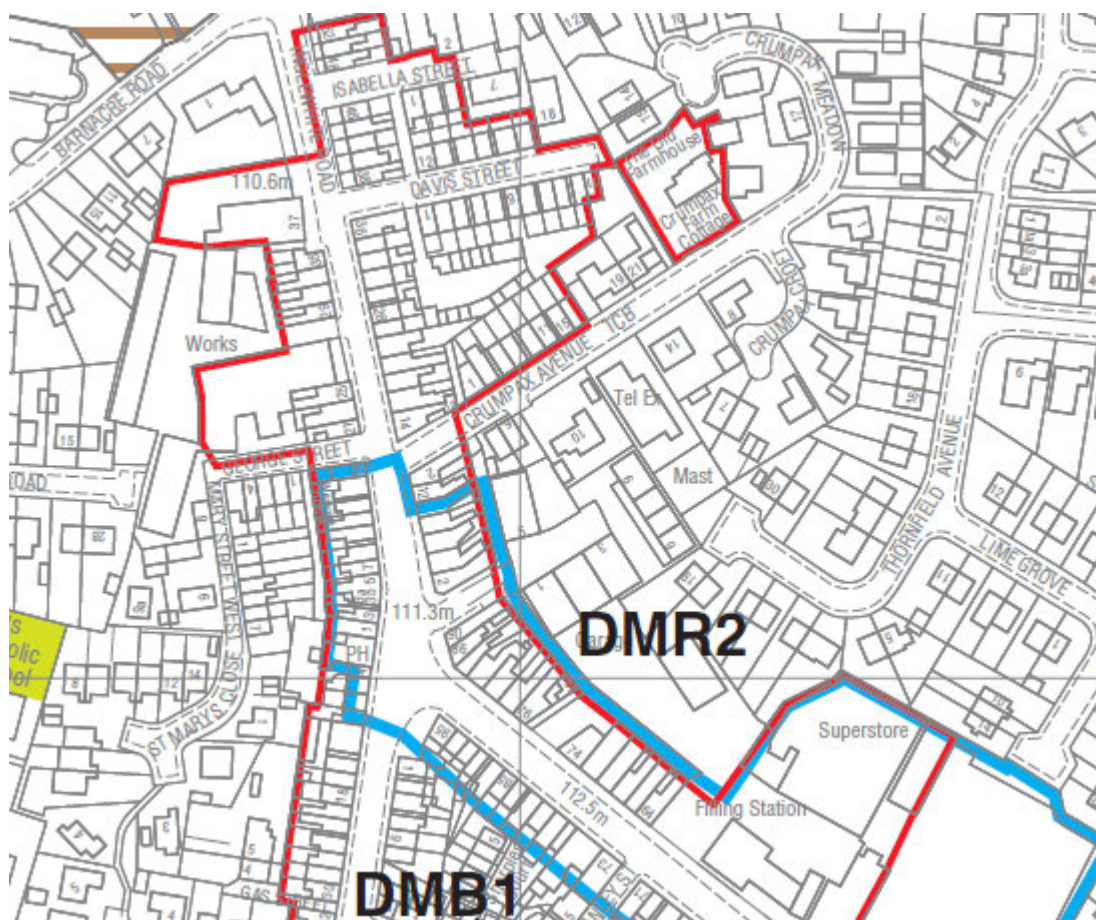


Figure 1 Extract from the (HED,DPD) Proposals map Inset 8

3.0 SITE HISTORY

3.1 The planning application history of the site was referred to in the 3/2024/0883, refused planning application. The planning design and access statement to 3/2014/0861 stated at that time that the building was part of a larger commercial site which originally had a B2 use. The application form stated the existing use was storage. The proposed development was to be “within an area of the existing premises which is currently used productively for storage”.

Reference	Address	Proposal	Decision
3/2014/0861	27 Inglewhite Road Longridge PR3 3JS	Change of use from B2 to Body Art Studio (Sui Generis). Refurbishment/restoration external elevations of outrigger.	APPROVED WITH CONDITIONS Date : 02/11/2015
3/2024/0883	George Street Longridge PR3 3JS	Proposed conversion of former joiners workshop to two-bedroom, single-storey dwelling and garage.	REFUSED Date : 12/12/2024

4.0 THE PROPOSED DEVELOPMENT

- 4.1 The application seeks permission to convert this vacant storage unit into a single storey dwelling with two bedrooms, off-street parking, garaging for one car and bicycles and an enclosed garden and amenity area.

5.0 HERITAGE STATEMENT

- 5.1 The site is within the Longridge Conservation Area. The designation was updated in 2008 to include extensions, but this site is within the original extent of the Conservation Area. A Conservation Area is a designated heritage asset according to the National Planning Policy Framework. The Conservation Area was designated in December 1979 according to the Longridge Conservation Area Appraisal commissioned from The Conservation Studio in 2005 by the Borough Council.
- 5.2 The application building appears to have been built in the 19th century. It is single storey in height and has the appearance of a workshop. The main part of the building is constructed out of random stone with dressed stone quoins and stone surrounds to the openings. The tooling marks on the stone are distinctive diagonal marks see image 1. There are similar markings on the quoins on the terraced houses close by. It is set within a group of other buildings similarly constructed in the 19th century.

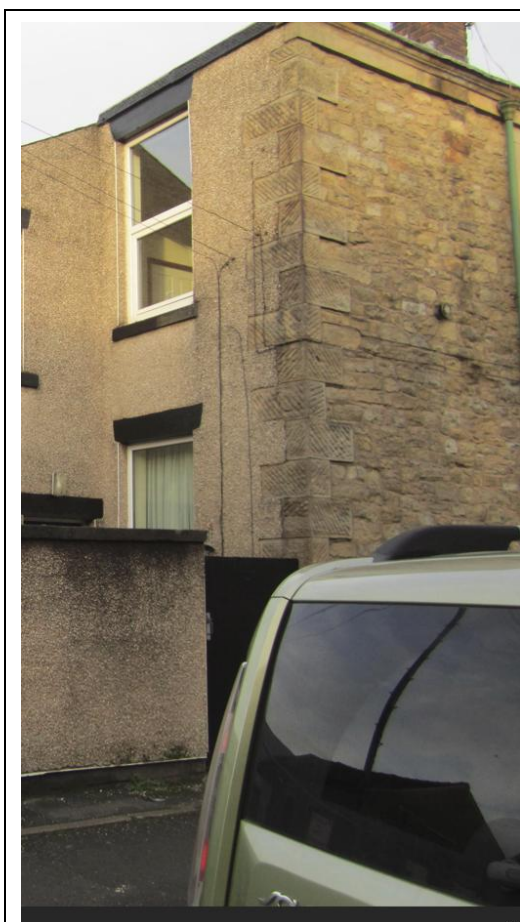


1. Detailing on the stone quoins on the corner of the building.

5.3 The Longridge Conservation Area Appraisal states the special interest that justifies the designation of the Longridge Conservation Area derives from the following features:

- *“Good example of a Lancashire industrial town*
- *Former cotton mills and local stone quarries were important to the town’s development in the 19th century*
- *Tootle Heights quarries to north of Longridge supplied prestigious 19th century buildings in Preston, Liverpool and elsewhere*
- *The conservation area is based on three main streets which all contain good quality 19th century stone building*
- *Long terraces of mill workers’ housing of the mid to late 19th century*
- *Survival of Sharley Fold Farmhouse from the early 17th century*
- *Listed late 18th century handloom workers cottages*
- *Towneley Gardens and bowling green in the centre of the town*
- *Location near to the Forest of Bowland “*

See appendix 1 Longridge Conservation Area Appraisal



2 Stone detailing on 21 Inglewhite Road



3 Stone detailing on 1 George Street

5.4 The site is within the Derby Road and Inglewhite Road character area described in the Conservation Area appraisal on page 10. This area is described as *“The buildings which line*

Derby Road date mainly to the mid or late 19th century. They are mainly in residential use, and are two storeys high, built from stone, with small front gardens. Towards the junction with Berry Lane, more of the buildings have ground floor shops with two small public houses. St Wilfred's Church with its associated presbytery is the most important building, and retains a large front garden enclosed by notable cast iron railings." In the general description of the conservation area on page 11 it is noted that "Longridge is largely a 19th century town, mostly built after the new railway allowed greater industrial development from the 1840s onwards. There is a mixture of late 18th and 19th century stone buildings, in a variety of uses. The conservation area is therefore defined by solid, stone built buildings, many of them two or occasionally three storey terraced houses".

- 5.5 The historic development of Longridge is along three roads Berry Lane, Derby Road/Inglewhite Road in the west and Fell Brow/Market Place/King Street in the east. George Street is off Inglewhite Road which, according to the Conservation Appraisal is 19th century development characterised by terraced houses of two or three storeys. The Appraisal also notes that the Conservation Area is defined by solid stone-built buildings. The application site is a solidly built stone former workshop.
- 5.6 The Longridge Conservation Area Appraisal Map shows the terraced dwellings near to the site on George Street and Inglewhite Road as being buildings of townscape merit. The application site although within the Conservation Area is not designated as a building of townscape merit. See Appendix 2 Longridge Conservation Area Appraisal Map.
- 5.7 The proposed development will bring this building back into use. The design of the conversion re-uses existing openings and retains the character of the building as a former industrial workshop. The east and west elevation retain the natural stone finish, and the window openings are to be fitted with timber sliding sash frames. The large opening onto George Street at the front of the building is to be retained and fitted with Double vertically boarded doors fixed shut. This will preserve the appearance of the building as a former manufacturing premises. The garage will be provided with a new timber door. A new natural stone wall 1.1 metres high separates the proposed parking area from a new garden and amenity space. A small timber framed and glazed porch is proposed on the west elevation, to provide the main entrance into the new dwelling. Its roof is a continuation of the existing roof
- 5.8 The development will bring this vacant building back into use enhancing the character of the conservation area. The proposed alteration to the building and surrounding yard will improve the appearance of the building and its setting through the appropriate use of natural materials traditionally used in the area. The design of the conversion retains the character of the

building as a former mid 19th workshop thereby preserving the historic character of the area as a mixture of residential and industrial uses. The Longridge Conservation Area Management Guidance indicates that boundaries in the conservation area are defined by stone walls. Page 10. The proposed stone boundary wall is appropriate in this context. The proposed timber windows align with the guidance on page 16 which states “*windows should be timber, painted not stained*”. The development will “*Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area;*” as required by the guidance. See Appendix 3 Longridge Conservation Area Management Guidance

- 5.9 The proposed development does not directly affect any of the historic buildings in the conservation area or their setting. As the application site is set within an existing group of buildings it will not affect or disrupt any of the “important views” identified in the Conservation Area Appraisal and will not affect any of those elements identified as the Conservation Area “strengths” within the appraisal which are:

“• *The survival of the handloom workers’ cottages in Higher Road, King Street and Market Place*

- *The survival of Sharley Fold Farmhouse, a 17th century building*
- *The cohesive nature of the mainly 19th century townscape in the three principal streets*
- *The prestigious mid-19th century buildings in religious, educational or commercial uses, mainly in Berry Lane*
- *The remains of Longridge Station and the adjoining Memorial Garden*
- *The remaining railway bridge under Derby Road with its huge pieces of tooled sandstone*
- *Towneley Gardens and bowling green, with the many mature trees*
- *A vibrant town centre with supermarkets and local family shops*
- *Interest in local history is evident from the many publications available*
- *Location within the Bowland Fringe and Pendle Hill Countryside Character Area.”*

- 5.10 It can be concluded that the proposal will preserve the character and appearance of the conservation area and is entirely acceptable as it will not impact upon the setting of any listed building and will improve the setting of the nearby buildings of townscape merit.

6.0 DEVELOPMENT PLAN POLICY

6.1 Section 38 of The Planning and Compulsory Purchase Act 2004 prescribes that where relevant, planning decisions should be taken in accordance with the development plan for the area 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:

- Key Statement DS1 (Development Strategy) – outlines the Council's development strategy with regard to housing, employment, retail and leisure. Longridge is considered to be a principal settlement where new housing development will be directed.
- Key Statement DS2 (Presumption in favour of sustainable development) – confirms that when considering development proposals, the Council will take a positive approach which reflects the presumption in favour of sustainable development. Wherever possible, it will aim to secure development that improves the economic, social and environmental conditions in the area.
- Key Statement EN5 (Heritage Assets) – seeks to conserve and enhance the significance of heritage assets and their settings within the Borough.
- Key Statement EC1 (Business and employment development)- Proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy.
- Key Statement DM12 (Transport Considerations) development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car.
- Policy DMG1 (General Considerations) - sets out various criteria to be considered in assessing planning applications, including the proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.
- Policy DMG2 (Strategic Considerations)– expects development to be in accordance with the Development Strategy and support the spatial vision.
- Policy DMG3 (Transport and mobility) – considers the availability and adequacy of public transport the relationship to the primary road network and access to the development on foot or by cycle.
- Policy DME2 (Landscape & townscape protection) - requires development to protect the landscape and townscape including elements such as scale, form and materials that contribute to the characteristic townscapes of the area.

- Policy DME3 (Site and Species protection and conservation) -seeks to protect wildlife species protected by law and their habitats.
- Policy DME4 (Protecting Heritage Assets) – expands on the requirements of Policy EN5 with regard to heritage assets. The Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.
- Policy DME6 (Water Management)- development must not be at unacceptable risk of flooding or exacerbate flooding elsewhere.
- Policy DMB1 (Supporting Business and the Local Economy)- seeks to protect existing employment generating sites.

6.3 The following policies of the Longridge Neighbourhood Plan are relevant to the determination of this application:

- POLICY LNDP3 – LONGRIDGE DESIGN PRINCIPLES All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.
- POLICY LNDP4 – CONSERVING AND ENHANCING OUR DESIGNATED HERITAGE ASSETS All of the town's heritage assets, including the three Conservation Areas, will be conserved in a manner appropriate to their significance.
- POLICY LNDP14 – PROTECTING LOCAL EMPLOYMENT SITES The use of the following sites for business uses will be supported.

6.4 The National Planning Policy Framework (2024) ('the NPPF') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.

6.5 In determining planning applications, paragraph 39 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

6.6 In relation to heritage assets paragraph 210 and of the Framework states

"210 In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.”

- 6.7 The Framework paragraph 207 requires applicants to *“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*

7 EVALUATION

- 7.1 The main planning issues to be considered in the determination of this application are

Principle of development

Residential Amenity

Visual Amenity, External Appearance and Heritage Considerations

Highways and Parking

Ecology

Flood risk

Principle of Development

- 7.2 The site is within the settlement boundary of Longridge. Key Statement DS1: Development Strategy focuses new housing development towards principal settlements including Longridge. In a recent appeal decision APP/T2350/W/25/3372635 the Inspector determined that the Council has a housing land supply of 3.45 years. The Council’s position is that it cannot demonstrate a five-year supply, that the relevant strategic policies are not considered to be up-to-date and in terms of the planning balance paragraph 11 (d) of the NPPF requires the tilted balance to be engaged. Specifically for decision taking this means – *“granting permission unless:*
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making*

effective use of land, securing well-designed places and providing affordable homes, individually or in combination”

- 7.3 The proposed development would make a small but positive contribution to the supply of housing in the Borough. In a highly accessible location close to public transport and in walking distance of the town centre with its key services and facilities. It is in close proximity to other dwellings and so the proposed dwelling is broadly compatible with the type of development within the immediate locality of the site.
- 7.4 The site has been unused for over 3 years. The unit has been physically subdivided off from the other commercial units at 27 Inglewhite Road. The premises have recently been marketed for 10 months, and no suitable offers have come forward.
- 7.5 The last use of the site was an employment generating use as part of the former joiners' workshop complex at 27 Inglewhite Road and the site is designated for employment within the adopted Neighbourhood Plan Policy LNDP14. Consideration needs to be given to the requirements and objectives of Key Statement EC1 and Policy DMB1. Key Statement EC1 states that *'proposals that result in the loss of existing employment sites to other forms of development will need to demonstrate that there will be no adverse impact upon the local economy'*. Policy DMB1 states *"Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:*
- 1. The provisions of Policy DMG1, and*
 - 2. The compatibility of the proposal with other plan policies of the LDF, and*
 - 3. The environmental benefits to be gained by the community, and*
 - 4. The economic and social impact caused by loss of employment opportunities to the borough, and*
 - 5. Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)"*
- 7.6 The premises have been vacant since 2022. The property has been marketed for rent for 10 months through a commercial estate agent. Whilst enquiries were made, this did not result in the building being let. See appendix 4 Marketing Information and Appendix 5 Letter from Estate Agent.

- 7.7 Policy DMB1: Supporting Business and the Local Economy requires proposals for the redevelopment or conversion of sites with employment generating potential for alternative uses to consider the impact caused by the loss of employment opportunities to the Borough. This should include details of the attempts that have been made to secure an alternative use for the site. A marketing period of six months is suggested. The building has been marketed for 10 months without success. It is a small unit, and the loss of potential employment provision is also small. In addition, there are environmental benefits to the local community, specifically nearby residents, in the removal of commercial traffic and activity associated with the existing use.
- 7.8 There are seven terraced houses on George Street. Residential properties back onto the application site. George Street connects to Mary Street West which is a residential street. It can be said that the environment around the application site is predominantly residential with the exception of the red brick storage unit at the corner of George Street and Mary Street. A residential use of the site is more appropriate than a commercial use in this context.
- 7.9 As the site is a suitable location for new housing development and we have demonstrated that there is no negative impact caused by the loss of this employment site the proposal accords with the requirements of Key Statements DS1, DS2, EC1, and DMB1 of the Core Strategy and Policy LNDP14 of Longridge Neighbourhood Plan. In addition, the proposal will make a small but positive contribution to meeting the lack of housing supply in the Borough on a site which is within a principal settlement. This accords with Key Statements DS1 and DS2 and Policy DMG2.

Residential Amenity

- 7.10 In the previous application on the site for the conversion of the building to residential use, the Planning Officer assessed the development as being appropriate in relation to the neighbouring dwellings stating *“There are no external alterations/additions to the site/building which would likely adversely impact the amenity of neighbouring properties by way of harmful overshadowing and loss of light. The existing timber door to the industrial unit would be upgraded and would not be replaced with windows, so there would not likely be any adverse impact by way of harmful overlooking and loss of privacy. Similarly, whilst there would be existing ground floor windows overlooking the rear of number 21, 21A and 23 Inglewhite Road, this is not deemed significantly more harmful than existing as the windows are already in situ and the first-floor windows are already overlooked by the public footpath and existing industrial unit.”*

7.11 A detailed noise report is submitted with the application to assess the potential impact on the occupiers of the proposed residential unit by the adjoining and nearby Class E and Class B8 uses, and to determine a suitable scheme of sound insulation to mitigate against commercial activity noise from the adjacent commercial buildings. Measurements have been taken both inside and outside the building. An enhanced party wall construction has been proposed to provide an increased level of sound insulation between the proposed residential dwelling and the adjoining commercial unit. Mitigation measures have been recommended for the building envelope in the form of suitable sound insulation performance specifications, for glazing and ventilation elements that will allow the proposed internal noise limits within habitable rooms to be achieved. The noise assessment concludes that subject to the adoption of the recommended mitigation measures for the party wall and building envelope constructions the proposed dwelling is not expected to be subject to any significant adverse noise impacts from the adjacent commercial units. The proposal is compliant with Policy DMG 1 and Policy LNDP3 in this respect.

7.12 The internal layout of the conversion provides ample natural light into the principal rooms. The living space will be lit by an existing window opening and the glazing of the external door and porch. The window and glazed door provide natural light to the open plan dining and kitchen area which is also lit from roof lights above. Bedroom 1 has two windows looking out over the proposed private garden area whilst bedroom 2 has an open outlook over the vehicle entrance to the garage, and views towards George St. The proposed dwelling has been provided with a garden area enclosed by a natural stone wall which will screen the refuse bin storage area from the street. The garden area gives ample amenity space for sitting out and drying clothes.

Visual Amenity, External Appearance and Heritage Considerations

7.13 The proposed conversion scheme seeks to retain the historic character of the building by reusing existing openings and keeping alterations to a minimum. As described in the heritage section of this statement the new window frames will be timber sliding sash, the panel at the front of the building will be vertical boarding and a timber garage door is also proposed. A very modest entrance porch is proposed on the side of the building which is glazed to allow light into the main living space. The amount of hardstanding around the building is significantly reduced.

7.14 The development will bring this vacant building back into use enhancing the character of the conservation area. The proposed alterations to the building and surrounding yard will improve the appearance of the building and its setting through the appropriate use of natural materials traditionally used in the area. The design of the conversion retains the character of the

building as a former mid-19th century workshop thereby preserving the historic character of the area as a mixture of residential and industrial uses. It can be concluded that the proposal will preserve the character and appearance of the conservation area and is entirely acceptable as it will not impact upon the setting of any listed building and will improve the setting of the nearby buildings of townscape merit. This accords with Core Strategy Policies EN5, DMG1, DME2, DME4 and Longridge Neighbourhood Plan Policies LNDP3 and LNDP4.

Highways and Parking

- 7.15 The site has an existing vehicle access onto George Street. The existing parking spaces were previously used by the complex at 27 Inglewhite Road but have not been for the benefit of 27 Inglewhite Road since 2006 when HT Forrest moved to offices in Preston. The dwellings numbers 21, 21A, 23, 25, 29, 31, 33, 35 and 35A are owned by the applicant and the spaces off George Street have in the past, been allocated to tenants on a need-by-need basis. They are not currently in use. In the previous application the LPA concluded *“Given that there is no existing allocated parking for 27 Inglewhite Road and the existing spaces were allocated on an informal basis for the occupiers of neighbouring properties, whilst the LHA may require the additional information regarding existing parking provision and the parking survey to be submitted, the LPA do not consider the existing parking spaces could be reasonably relied upon for parking provision and as such, the loss of the parking spaces would not warrant refusal of the application.”*
- 7.16 The development provides two off-road parking spaces in front of the property parallel to George Street and a garage and electric vehicle charging point is also provided. The garage is large enough to store one vehicle and cycles. The proposed development is not likely to attract additional vehicle movements over and above that associated with the previous use of the site. The commercial traffic associated with the previous use will be replaced with residential traffic. This is more appropriate to this predominantly residential street. The development will not lead to any greater demand for parking on George Street as the site has ample parking provision. Three car parking spaces are proposed which is greater than the parking levels required by the Lancashire County Council parking standards which require two car parking spaces for a two bedroom dwelling. The development will have no adverse effect on highway safety or levels of parking in the area.

Ecology

- 7.17 A bat survey has been carried out. The survey concluded that *“overall the property was assessed as offering low bat roost potential when surrounding habitat and areas of street lighting were taken into consideration”*. Mitigation measures have been suggested as well as

a method statement and reasonable avoidance measures. This complies with policy DME3 - Site and Species Protection and Conservation.

Flood risk

- 7.18 A flood risk assessment (FRA) has been carried out. The report notes that flood mapping shows the site is within flood zone 1 but is at risk of surface water flooding. The FRA concludes *“It can therefore be argued that the risk of the property being affected by surface water flooding would be very low.”* The report suggests, given that the opportunity arises that some reasonable flood mitigation measures could be included in the scheme. The surface water flood risk has been analysed and the site shown to be at “low” risk of surface water flooding. Notwithstanding this, flood resilient measures have been recommended for inclusion within the proposed building. This complies with policy DME6 -Water Management.

8.0 CONCLUSION

- 8.1 This Planning Design, Access and Heritage Statement has been prepared by Judith Douglas Town Planning Ltd to accompany a full planning application for the conversion of a storage unit Class B8 to a dwelling on George Street, Longridge
- 8.2 It demonstrates that the principle of development is wholly compliant with the provisions of the National Planning Policy Framework, the adopted Ribble Valley Core Strategy and the Longridge Neighbourhood Plan in regard to the type, design and nature of the proposed use, for the conversion of this vacant commercial unit into one dwelling.
- 8.3 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.

Appendices

Appendix 1 Longridge Conservation Area Appraisal

Appendix 2 Longridge Conservation Area Appraisal Map

Appendix 3 Longridge Conservation Area Management Guidance

Appendix 4 Marketing Information

Appendix 5 Letter from Estate Agent.