

Supporting Planning Statement

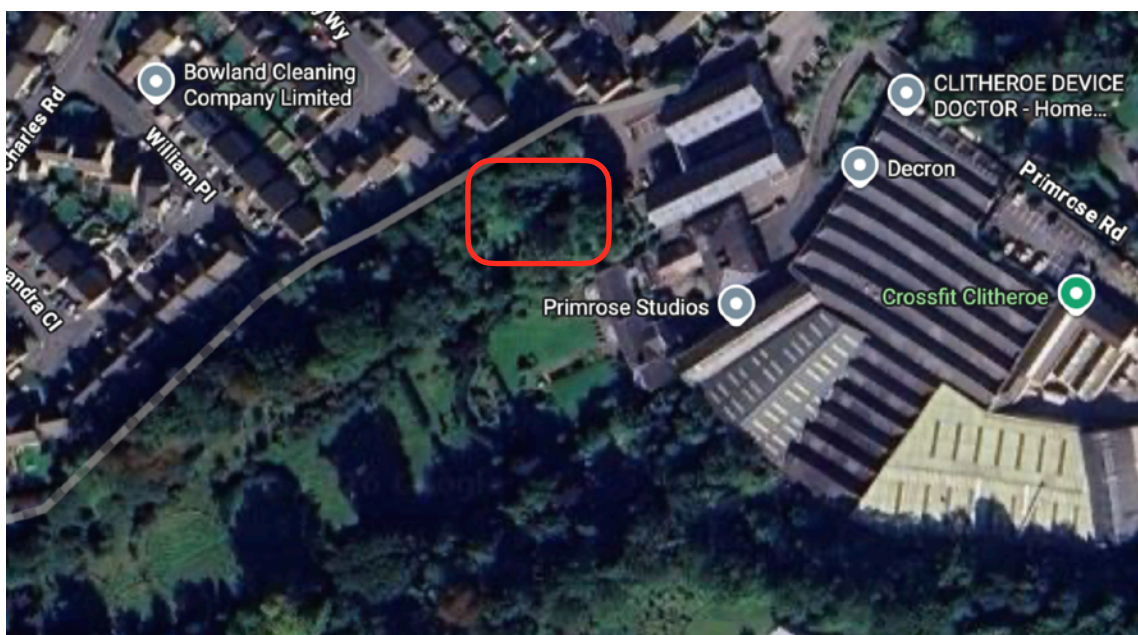
Proposal: Planning permission for proposed single-storey self-build dwelling with associated car port, parking and manoeuvring space, refuse storage, garden area, hard and soft landscaping, to be accessed via the Old Cotton Mill access following removal of a section of boundary wall. Resubmission of 3/2023/0634

Applicant: Mr & Mrs Stephenson

September 2026

1. The Site & Surroundings

- 1.1 The application relates to a raised area of land within and towards the northern extents of the curtilage (and setting) of a Grade II Listed Primrose House.
- 1.2 The site is located wholly within the defined settlement limits of Clitheroe. The site area is currently greenfield in nature, currently consisting of a raised area of land that accommodates a numbers of trees and areas of scrub/shrubbery. The application site also includes an existing lean-to 'glass-house' that was previously constructed off the stone wall that forms part of the eastern boundary of the site.
- 1.3 The site is bounded to the north by Public Right of Way FP17, with the former Old Cotton Mill 'Lodematic' building, recently converted to that of residential apartments, being located to the east of the application site on the opposing side of the eastern boundary wall. With the boundary wall directly bounding areas dedicated parking provision to serve residents of the aforementioned residential apartments.



Aerial extract: www.googlemaps.co.uk

2.0 Relevant site history

2023/0634 - Planning permission for proposed single-storey self-build dwelling with associated car port, parking and manoeuvring space, refuse storage, garden area, hard and soft landscaping, to be accessed via the Old Cotton Mill access following removal of a section of boundary wall. Approved 29/11/26

3/2015/0910:

Extension to provide living accommodation to the converted turbine house. 60m² single storey building providing 2 bedrooms and bathroom. The building will be used for the extended family of the occupants of Primrose House. (Non-determination appeal allowed)

3/2012/0689:

Application to discharge condition no. 1(commencement of work) of planning permission 3/2010/0767P and listed building consent 3/2010/0768P, condition no. 2 (bat mitigation plan), condition no. 3 (amended plans), condition no.4 (method statement re. turbine house brick pillar), condition no. 5 (specifications of stainless-steel chimney), condition no. 6 (details of cleaning of brickwork), condition no. 7 (walling and roofing materials) and condition no. 8 (landscaping) of planning permission 3/2010/0767P. (Approved)

3/2012/0614:

Application to discharge condition no. 2 (removal of render), condition no. 3 (stucco samples) and condition no. 5 (control of dust) of listed building consent 3/2012/0221P. (Approved)

3/2012/0221:

Removal of inappropriate concrete render from the rear facade of the property. Replace with Stucco, haired, three coat work using NHL 3.5 with NHL 5 to bottom one metre section (Listed Building Consent). (approved)

3.0 The Proposals

- 3.1 The application seeks consent for the erection of a single-storey three-bedrooms dwelling with associated access and parking arrangement. The proposals do not differ in any way from the previously approved 3/2023/0634 app. The primary vehicular and pedestrian access to the dwelling will be located at the eastern extents of the application site, utilising the hard-surfaced area associated with the 'Lodematic' building that will be accessed via the south-western extents of Woone Lane.
- 3.2 The dwelling will consist of 3 bedrooms and will be a large linear footprint, benefitting from a contemporary modernist architectural language, expressed through a flat roof with overhanging roof elements supported, in parts, by colonnade columns.
- 3.3 Proposed materials will be render finish with elements of intermediate timber cladding and 'timber-screens'. The dwelling will benefit from an associated surrounding decked area incorporating linear water collection features. It is proposed that an array of solar

panels will be erected/installed on the roof of the main body of the building towards its northern extents, with the panels being slightly raised to allow for them to benefit from a southerly orientation.



Plan extract: proposed site plan



Plan extract: proposed south east elevation

3.4 Design and Appearance

The building's design remains unchanged from the previous permission in 2023. As noted in the officers previous report, the design was considered to be appropriate

and met the relevant local plan policies. Whilst there has been a change to the NPPF since the previous application, the objective of quality design remains the same.

'the contemporary modernist language of the proposed dwelling, including the buildings inherent scale and siting, it is not considered that the dwelling will have any adverse visual impacts upon the wider area by virtue of its external appearance nor configuration insofar that the dwelling will be largely contained within a visually inaccessible area of land.'

3.5 Biodiversity

The application is supported with an updated PEA report which concludes there have been no changes on the site and the report recommends the same conditions as previously attached to 3/2023/0634.

3.6 Trees

The application is supported with the relevant tree reports and surveys. There have been no changes to the land and trees since the 2023 approval.

3.7 Heritage Impact

Please refer to the separate document Heritage Statement dated September 2026.

4.0 National and Local Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application. The Development Plan for the purposes of this application comprises the following:

- The National Planning Policy Framework (NPPF) August 2026
- National Planning Practice Guidance
- Ribble Valley Core Strategy

4.1 NPPF 2026

DM3: Determining development proposals
 S3: Presumption in favour of sustainable development
 DP3 - Key principles for well designed places

S4: Principle of development within settlements

'1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.'

H07 - Meeting the need for homes

'In applying the policies in this Framework, substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced accommodation needs of the community, as identified through needs assessments prepared for the area of the local planning authority and other relevant evidence. This includes, but is not limited to, homes needed for different groups assessed under policy HO1.'

HE4 - Securing the conservation of heritage assets
 HE5 - Assessing effects on heritage assets
 HE6 - Proposals affecting designated heritage assets

4.2 Ribble Valley Core Strategy

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement EN3: Sustainable Development and Climate Change
 Key Statement EN4: Biodiversity and Geodiversity
 Key Statement EN5: Heritage Assets
 Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport & Mobility
 Policy DME1: Protecting Trees & Woodland
 Policy DME2: Landscape & Townscape Protection
 Policy DME3: Site and Species Protection and Conservation
 Policy DME4: Protecting Heritage Assets
 Policy DME5: Renewable Energy
 Policy DME6: Water Management
 Policy DMB5: Footpaths and Bridleways

Planning (Listed Buildings and Conservation Areas) Act

4.3 Ribble Valley 5 Year Housing Land Supply

The latest 5YHLS is set out in the 5YHLS position statement dated 31st March at 2.24 years supply, with the five year requirement being 1,628 and shortfall of 898 dwellings. The application site is located within the settlement and the the 5YHLS was not a factor in the determination of the previous application. The site would bring forward a very small but useful contribution to the housing numbers and choice.

5.0 Planning Appraisal

5.1 The principle of development

The principle of development has already been accepted in the previous application. Whilst there has been a new NPPF published since the previous application, the local plan policies for Ribble Valley have not altered and the site remains within the settlement boundary in a sustainable location.

5.2 Design and Appearance

Policy DP3 of the NPPF states that;

'Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. '

The design has not changed since the 2023 permission which was considered from a design perceptive to be acceptable.

5.3 Heritage Impact

Please refer to the separate document Heritage Statement dated September 2026.

The construction of the proposed dwelling would not have a direct impact on the listed building and would not require Listed Building Consent (LBC). However, access to the proposed house would be formed by a new opening in the boundary wall to the north of Primrose House. The wall forms part of the enclosure of the listed building and was in common ownership at the time of listing (1976), albeit it is physically separated from the listed building by the topography of the application site. The Local Planning Authority (LPA) did not raise the status of the wall, as a potential curtilage listed structure, during pre-application consultations, however the applicant has elected to submit an application for LBC in an abundance of caution to run concurrently with the planning application in the event that the LPA identifies the wall as a curtilage listed structure.

Within the officers report in 2023, it was concluded that;

'It is recognised that the erection of the proposed dwelling will result in the loss of some of the 'garden' area within the grounds of Primrose House, however the area to which the application relates does not form part of the 'formal gardens' associated with Primrose House. With the 'asset' being located on a lower-lying area of land which benefits from a westerly aspect over the formal garden area(s). As such it is not considered that the introduction of development within the proposed location would cause significant measurable harm to the setting of the designated asset and as such, in this respect, is considered to result in less than substantial harm '

The proposed development would cause change within the setting of the listed building. However, the ability to appreciate the significance of Primrose House, and the contribution of its industrial setting, would be preserved by the proposed development.

The proposals are therefore considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development would be consistent with the relevant historic environment policies of the Core Strategy and the NPPF and should therefore be treated favourably.

5.4 Impact on residential amenity

The previous assessment in 2023 concluded that;

'Given the absence of nearby residential receptors, save that for Primrose House, it is not considered that the proposal will result in any significant measurable detrimental impact(s) upon existing residential amenities located outwith the site area.'

As the design, details and siting have not changed since the 2023 approval, it is considered that the impact on residential amenity draws the same conclusion as no significant impact.

5.5 Ecology and Trees

The application is supported by a Tree Survey, Arboricultural Impact Assessment and updated PEA.

Of note, the previous officer report stated the following:

'In respect of mitigation and ecological enhancement, the Preliminary Ecological Appraisal recommends that 'at least three artificial roosts are incorporated into the scheme design. Two bat boxes will be erected on mature, retained trees and positioned on south or east aspects. An integrated Habitat Box should be included within the building. 2No. Schwegler 1FF Flat Bat Boxes (or similar) should be provided. 1no. Integrated Habitat Box. Located on the southern elevation of the building'.

The proposal has also been accompanied by a proposed landscaping scheme which proposes the planting of 13 trees (various species), a number of mixed shrubs, grasses and herbaceous perennials with wildflower areas and hedgerow planting also being proposed to mitigate the loss of vegetation/trees resultant from the development.

Taking account of the above matters and taking account of the proposed mitigation/enhancement it is not considered that the proposed development will have any measurable negative impacts upon protected species with the proposed mitigation considered to result in net enhancement in biodiversity as required by Key Statement EN4 of the Ribble Valley Core Strategy.'

6.0 Conclusions

The site lies within a sustainable location within the established settlement boundary of Clitheroe. The application is the exact replica as the 2023 application which was approved with conditions. It is therefore considered that the application meets all relevant local and national planning policies and should be approved.