



JUDITH DOUGLAS TOWN PLANNING LIMITED

The Stables, Whitewell Road, Cow Ark, Clitheroe. BB7 3DG

Householder application for proposed rooflights on garage
Planning, Design and Access Statement Rev A
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STATEMENT IN SUPPORT OF A HOUSEHOLDER PLANNING APPLICATION FOR PROPOSED ROOFLIGHTS ON GARAGE AT THE STABLES, WHITEWELL ROAD, COW ARK, CLITHEROE, BB7 3DG

1.0 INTRODUCTION

- 1.1 This householder planning application has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant for the insertion of rooflights on the front roof slope of the garage at The Stables, Whitewell Road, Cow Ark, Clitheroe BB7 3DG.
- 1.2 The application should be read with the following documents.
- Form.
 - L32.01A Location Plan.
 - PL.00.02 B Garage existing and proposed plans and elevations.
 - PL.00.04 B Existing and Proposed site plans.
 - Bat Report

2.0 SITE DESCRIPTION AND SURROUNDING AREA

- 2.1 The Stables is situated within the open countryside and the Forest of Bowland National Landscape (Area of Outstanding Natural Beauty). It is one of three dwellings created as a barn conversion. There is a detached garage block of three garages the most southerly belongs to The Stables. To the north of The Stables is the farmhouse Lees House Farm which is a grade 2 listed building. The site is not within a conservation area and is not a World Heritage Site.

3.0 RELEVANT PLANNING HISTORY

- 3.1 The following applications are relevant to the application. This is not a full record of the planning history of the site. 3/2000/0651 Barns & adjoining land, Lees House Farm, Whitewell Road, Cow Ark, Clitheroe. Conversion of barns into 3 no. Residential dwellings. New detached stable block and use existing outbuildings as garage. Associated external works & garden areas, new sewage treatment plant. Approved with conditions 28/11/2000.
- 3.2 There were conditions attached to this permission removing permitted development rights as follows:
- "2 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 classes A to H shall not be carried out without the formal consent of the Local Planning Authority."*

3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future additional structures, hard standing or fences as defined in Schedule 2 Part 1 classes E, F and G and Part II Class A shall not be carried out without the formal consent of the Local Planning Authority."

- 3.3 3/2001/0887 Lees House Farm, Whitewell Road, Cow Ark, Nr Clitheroe. Alterations to approved barn conversion scheme 3/00/0651; extend outbuilding and relocate garage space serving dwelling 2 and form snug accommodation in lieu of above. Approved with conditions 13/02/2002.
- 3.4 There were conditions attached to this permission removing permitted development rights as follows:
"3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future extensions, external alterations to the dwelling including any development within the curtilage as defined in Schedule 2 Part 1 classes A to H shall not be carried out without the formal consent of the Local Planning Authority."
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order revoking or re-enacting that order) any future additional structures, hard standing or fences as defined in Schedule 2 Part 1 classes E, F and G and Part II Class A shall not be carried out without the formal consent of the Local Planning Authority."*
- 3.5 3/2002/0664 Lees House Farm, Whitewell Road, Cow Ark, Nr Clitheroe. Proposed alterations and extension to existing approved detached garage (approved under 3/01/0887) approved with conditions 04/10/2002. This permission appears to have been implemented.
- 3.6 3/2026/0372 The Stables, Whitewell Road, Cow Ark, Clitheroe. BB7 3DG. Certificate of lawfulness for proposed solar panels and air source heat pump. Approved 26 June 2026
- 3.7 3/2026/0503 The Stables, Whitewell Road, Cow Ark, Clitheroe. BB7 3DG. Certificate of lawfulness for proposed solar panels approved 7 August 2026
- 3.8 The lawful development certificate 3/2026/0503 recently granted was for solar panels on the rear roof of the garage. The solar panels have been installed.

4.0 THE PROPOSED DEVELOPMENT

- 4.1 This application seeks planning permission to insert two conservation roof lights (velux conservation roof lights 660mm 1180mm (FC06) on the front (north east elevation) of garage. A bat box is proposed on the south east elevation see appendix for details. The submitted drawings also show 6 solar panels to be installed on the rear roof slope. These were confirmed by lawful development certificate reference 3/2026/0503 as being permitted development and have now been installed.

5.0 DEVELOPMENT PLAN POLICY

- 5.1 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 (2026).

- 5.2 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

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN3: Sustainable Development and Climate Change

Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME2: Landscape & Townscape Protection

Policy DME3: Site and Species protection and conservation

Policy DME4: Protecting Heritage Assets

- 5.3 National Planning Policy Framework Annex A states that:

"The policies in this Framework are material considerations which must be taken into account in decision-making from the day of its publication". Paragraph 3 of Chapter 1 states "Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The national decision-making policies in this Framework are a material consideration in making these decisions and should be read alongside the policies in the development plan". Annex 3 paragraph 2

states “Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework.”

- 5.4 The following National Development Management Policies in the Framework are the main policies relevant to this proposal.

S3: Presumption in favour of sustainable development

S5: Principle of development outside settlements

DP3: Key principles for well-designed places

N2: Improving the natural environment

N4: Protected Landscapes

HE4: Securing the conservation of heritage assets

6.0 EVALUATION

Principle of development

- 6.1 National Development Management (NDMP) Policy S3: Presumption in favour of sustainable development, states that in all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay. The site is outside a settlement boundary NDMP Policy S5: Principle of development outside settlements, sets out where development outside settlement is appropriate this includes at S5 1.c The extension or alteration of an existing building, provided that the existing building is of permanent and substantial construction, is lawful in planning terms, and any extension or alteration will not result in a disproportionate increase in size compared to the existing building. The proposal meets these criteria.
- 6.2 The application relates to the alteration to an existing domestic garage within the curtilage of the dwelling The Stables and is acceptable in principle. The garage is part of the block of three garages which belong to three neighbouring properties The Stables, The Old Dairy and Iron Forge. It should be noted that there are similar roof lights in the front and rear roof slopes of the garage at the north west end of the block which belongs to The Old Dairy. See images 1 and 2.



1 Rooflights in the north east elevation of the garage belonging to The Old Dairy.



2 Rooflights in the south west elevation of the garage belonging to The Old Dairy.

Visual impact on the character of the area.

- 6.3 The site is located within the National Landscape. The north east elevation of the garage faces towards toward a dense woodland so that they are well screened from the surrounding landscape. See Google Earth image 3. A public footpath passes along the track on the north east side of the building. The proposed roof lights are positioned low on the roof slope in a similar location to the those shown in image 1. The roof lights will not appear prominent or out of place in this context. There will be no detrimental impact on the appearance of the garage or the visual quality of the National Landscape and is fully in accordance with Key Statement EN2, Policy DME2, NDMP DP3.1 and NDMP N4.1.

Sustainable Development and Climate Change.

- 6.4 The garage currently does not have any windows or other means of receiving natural light inside the building. The provision of roof lights introduces natural light into the building and reduces the need for artificial lighting reducing energy consumption in line with the aims of Key Statement EN3: Sustainable Development and Climate Change and NDMP DP3.2.b in relation to climate change.



3 Google Earth image 2021. Proposed location of roof light indicated by red dots.

Impact Upon Heritage Assets

- 6.5 Lees House Farmhouse is a Grade 2 listed building and is to the west of the application site. There is a statutory duty set out in section 66 (1) of the Planning (Listed Buildings and Conservation Area) Act 1990 to have special regard to the desirability of preserving its setting. Between Lees House Farmhouse and the garage are the former barns to the farm now converted to dwellings. These buildings provide the setting to the listed building. The garage is situated to the east of the group so that there is no intervisibility between the application site and the listed building. The development will preserve the setting of the listed building and is in accordance with Key Statement EN5, Policy DME4 and NDMP HE4.

Residential Amenity

- 6.6 The proposed roof lights are a sufficient distance from the neighbouring residential properties not to cause any loss of privacy through overlooking nor will the development result in any intensification of the use of the building. The proposal accords with Policy DMG1.

Ecology

- 6.7 A bat survey has been carried out which confirms that the development is unlikely to have any adverse impact on protected species. Biodiversity improvement measures have been suggested and will be incorporated into the scheme. A bat box will be installed on the south east gable of the garage building. The proposed type of box and location is shown in the appendix. The proposal accords with policy DME3 and NDMP N2.1.a in relation to habitat conservation and enhancement.

7.0 CONCLUSION

- 7.1 As we have described, the proposed roof lights and bat box are appropriate in design and location and accord with policy DMG1. The visual impact of the development on the National Landscape is acceptable and accords with NDMP DP3 and N4. This is compliant with Key Statement EN2 and policies DMG1 and DME2. The development will have no significant impact upon the residential amenities of neighbouring properties or the setting of the listed building and as such accords with policy DMG1, Key Statement EN2, policy DME4 and NDMP HE4. The development will provide natural light to the interior of the building helping to conserve energy in line with Key Statement EN3 and NDMP DP3. The proposed bat box will support wildlife in accordance with Policy DME3 and NDMP N2.
- 7.2 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 Bat box details and location

Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box

Greenwoods Ecohabitats . Light colour to blend with render.

BAT BOXES

TWO CREVICE BAT BOX



£53

Individually Handmade - Specifications are in cm and approximate.

External: 44 high x 22 wide x 10 deep

Internal: 41 x 17 x 1.8 crevices @ 2

Weight approx. 8kg

Designed for small groups of crevice dwelling bat species, such as Common and Soprano Pipistrelles.

<https://www.greenwoodsecohabitats.co.uk/shop>

COLOURS AVAILABLE

As each of the bat boxes is handmade, the colour may vary slightly from that shown and will be unique.



Brown



Buff



Charcoal



Pastel Red



Sage Green



Terracotta



Uncoloured

Self-made external bat boxes

Self-made wooden bat boxes are usually located on trees or the outside walls of buildings. These boxes are usually cubic or rectangular, with a grooved 'bat ladder' and a narrow entrance slit at the bottom. These will last for approximately ten years and can either be bought in kit form, or you can make your own from scratch (there are instructions for the 'The Kent bat box' pictured below in the Appendix at the end of this document – these boxes are also available commercially).

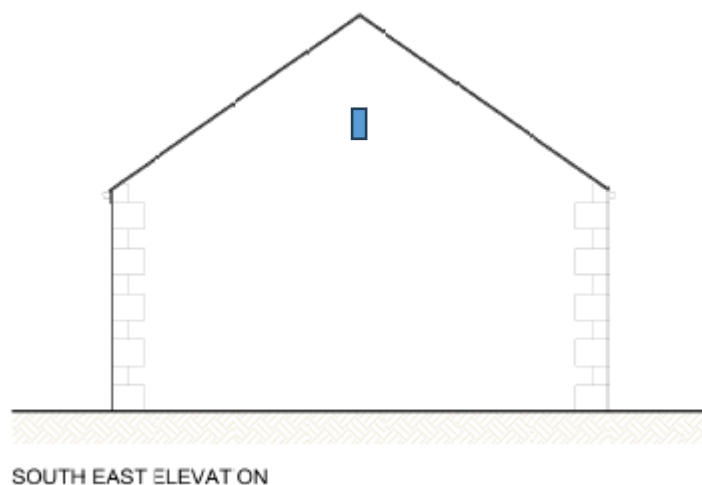
They come in a variety of shapes but key requirements are:



- The wood should be rough sawn for grip and untreated.
- Bats do not like draughts; the entrance slit should be no more than 15-20mm wide and there should be no gaps where the sides and top join - the box should be well put together.
- A box that cannot be opened is best - it will lessen the chances of the bats being harmed through becoming trapped under the opened lid, or disturbed by people opening the top.
- To increase longevity of the box, use screws rather than nails.
- Any screws, hardware or staples used must be exterior grade (galvanized, coated, stainless, etc).

Kent Bat Box

<https://www.kentwildlifetrust.org.uk/actions/how-build-bat-box>



Box to be installed 4m above ground level on southeast elevation. Colour to blend with render or be constructed from timber.