


**Report to be read in conjunction with the Decision Notice.**

<b>Application Ref:</b>	3/2021/0167	 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	17/03/2021	
<b>Officer:</b>	AB	
<b>DELEGATED ITEM FILE REPORT:</b>		<b>REFUSED</b>

<b>Development Description:</b>	<b>2 Bridge End Whalley Road Billington BB7 9NU</b>
<b>Site Address/Location:</b>	<b>Internal alterations to create open plan/ upside down house, with additional mezzanine level. External alterations include new window openings and Velux rooflights.</b>

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
None received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
None received.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
<p>A total of two objection letters have been received and raise the following concerns;</p> <ul style="list-style-type: none"> <li>• Walkway bridge is not in keeping with other properties and directly impacts on adjoining residential properties including loss of light and privacy.</li> <li>• Noise during summer months.</li> <li>• Land ownership issues.</li> <li>• Existing sun terrace is unlawful.</li> </ul>	

<b>RELEVANT POLICIES:</b>
<p><b>Ribble Valley Core Strategy:</b>  Key Statement DS1 – Development Strategy  Key Statement DS2 – Sustainable Development  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential and Curtilage Extensions  Policy DME4 – Protecting Heritage Assets</p> <p><b>National Planning Policy Framework</b></p> <p><b>Relevant Planning History:</b>  3/2008/0451 – Alterations to end of terrace house. Replace roof hip with a gable end and construct rear dormer. Re-submission. Approved.</p> <p>3/2008/0102 – Proposed roof terrace on top of existing single storey extension, construction of rear dormer and replacement of roof hip with gable end. Withdrawn.</p> <p>3/2007/0398 - Demolition of existing single garage. Earthworks to create level area and erection of new double garage and parking area (Resubmission). Approved.</p>

3/2007/0027 - Demolition of existing single garage. Earthworks to create level area. Erection of new double garaged parking area. Withdrawn.

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application property is located in the Whalley Conservation Area and is identified as a Building of Townscape Merit along with adjoining properties to the west. The building is located on the south side of Whalley Bridge (Scheduled Ancient Monument) and is the end terrace with its gable elevation facing east.

Listed Buildings in the area include 10-18 Terrace Row and Calder Cottage (both Grade II Listed). The application building is faced with stone with a slate roof and faces onto Whalley Road. To the east of the site is Moor Lane. To the building's rear is a single storey flat roof extension, enclosed yard and detached double garage. The applicant has also constructed a raised balcony on land to the rear which rises steeply and this is the subject of an ongoing enforcement complaint.

The site also lies within the designated Green Belt.

##### **Description of Proposed Development:**

Consent is sought for alterations to the internal layout of the property and required external changes including:

- Removal of existing chimney stack;
- New conservation rooflights to front, side and rear roof slopes;
- New first floor windows in east (gable) and south elevations.

As submitted the application included the provision of a raised walkway from the first floor to the raised balcony on the land to the rear. This has been removed from the proposals.

##### **Impact on heritage assets (including design and visual appearance)**

The application site lies within Whalley Conservation Area and is within the setting of grade II listed buildings. Core Strategy Key Statement EN5 applies a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. Policy DME4 states that *'alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.'* In relation to conservation areas it says that *'proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance.'*

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that 'when considering applications for listed building consent, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. Furthermore, Section 72(1) places a statutory duty upon the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The Whalley Conservation Area Appraisal identifies the Whalley Conservation Area Character Area 'Whalley Bridge and the river' which *"is dominated by the wide sweep of the River Calder, with a*

*large weir to the east, and by the steep incline which rises from Whalley Bridge up to the summit of the Nab hill beyond. Open fields, trees and short terraces of historic buildings are notable”.*

Policy DMG1 requires development to 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.

It is considered that the removal of the chimney stack and insertion of new conservation style rooflights would not impact negatively on the appearance of the building or the significance of heritage assets. There are small projecting rooflights present on the front and rear roof slopes as existing and their replacement with flush conservation style rooflights would represent an improvement. The chimney stack would be removed from the hipped roof and in its place an additional conservation rooflight would be installed. This is not considered to be injurious to the character or appearance of the building.

There are significant concerns however regarding the proposed new window opening on the gable elevation at first floor. At present the property has a structured window arrangement, with matching windows at ground and first floor adding to the building’s character and appearance. The introduction of a new window at first floor would be seen as a harmful addition, would fail to respect the historic window arrangement and the existing symmetrical layout.

Having regard to the gable’s visual prominence in the Conservation Area and adjacent to the main route through the village it is considered that this proposed new window opening would result in such detriment to warrant refusal of the planning application.

#### **Effect on neighbour amenity**

In terms of the impact of the residential amenities of the occupants of neighbour properties, the proposals, as amended, raise no concerns.

#### **Conclusion:**

The proposals would impact negatively upon the application property which is identified as a ‘Building of Townscape Merit’ in the Whalley Conservation Area Appraisal. The proposed new first floor window on the east elevation would be harmful to the character and appearance of the building and would fail to preserve or enhance the character or appearance of the Whalley Conservation Area contrary to Core Strategy Key Statement EN5 and policies DME4, DMG1 and DMH5.

Accordingly, planning permission should be refused.

#### **RECOMMENDATION:**

That planning consent be refused for the following reasons:

1. The proposed development, by reason of its design, would be detrimental to the character and appearance of the building and would fail to preserve or enhance the character or appearance of the Whalley Conservation Area contrary to policies DMG1, DMH5 and DME4 of the Ribble Valley Core Strategy.