

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

pwa
planning
GETTING DEVELOPMENT MOVING

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

17/05/2023

PWA Reference: 23-1492

FAO Case Officer,

CONVERSION OF GARAGE TO FORM A NEW KITCHEN AREA INCLUDING THE REPLACEMENT OF 2NO. ROOFLIGHTS ON THE FORMER GARAGE AT GLEBE BARN, MAIN STREET, CLITHEROE, BB7 4HR.

Introduction

PWA Planning are retained by Andrew Weir ('the applicant') to submit a Householder Planning Application to Ribble Valley Borough Council (the 'Local Planning Authority') in relation to the following proposed works:

- The proposed conversion of the existing garage to form a new kitchen area; and
- Replacement of 2no. rooflights on the former garage.

The proposed development is at Glebe Barn, Main Street, Clitheroe, BB7 4HR ('the application site'), and relates to the red edge application site boundary as illustrated on the submitted Location Plan (EX.00 Rev D).

This Cover Letter provides a review of the site history and relevant policies at both local and national level, a description of the proposed development, before appraising the planning merits of the scheme. It should be read in conjunction with the following suite of supporting documents to ensure a full understanding of the development proposals:

- Application form;
- Application Cover Letter (this document);
- Drawn Information;
 - Location Plan (EX.00 Rev D);
 - Existing Site Plan (EX.10 Rev A);
 - Proposed Site and Roof Plan (PL.30 Rev A);
 - Existing Floor Plans and Elevations (EX.31 Rev A); and
 - Proposed Floor Plans and Elevations (PL.31 Rev A).

For the reasons identified in this letter, it is considered that the proposed development is entirely appropriate and consistent with national and local policy. It will be demonstrated that the scheme represents sustainable development, and that planning permission ought to be granted in the future.

Should the Local Planning Authority (LPA) require anything further to enable the positive and speedy determination of the application, then it is requested that the Agent is contacted in the first instance.



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Site Description and Planning History

The application site is located in Gisburn, on Main Street (A59). The site itself is known as Glebe Barn, and it lies within the Gisburn Conservation Area. There is no ecological designation associated with the site and the site lies in Flood Risk Zone 1, which is the zone at the lowest level of risk of flooding.

At present, Glebe Barn currently has a single garage attached to the rear of the main dwelling that the applicant wishes to convert into an extension to the existing kitchen. This single garage is now surplus to requirements since the approval of a double garage in March 2022 (LPA ref: 3/2022/0060), which is now almost complete.

A search of Ribbles Valley Borough Council's planning register has been carried out to understand the site and its planning history. The most relevant planning applications to the site are listed below:

- 3/1991/0736. Conversion of barns into two dwellings and parish room. Glebe Barns, Main Street, Gisburn. **Approved March 1992.**
- 3/1999/0053. Conversion of redundant barn to a four bedroom dwelling with parking space. The Vicarage, Main Street, Gisburn, Clitheroe. **Approved April 1999.**
- 3/2003/0600. Conversion of disused barn to dwelling and erection of detached garage. Glebe Barn, Gisburn Road, Bolton-by-Bowland, Clitheroe BB7 4NP. **Approved September 2003.**
- 3/2003/0599. Partial rebuilding required to stabilise structure. re-site front single storey element and archway on east elevation due to instability and to enhance composition of building (c.area consent). Glebe Barn, Gisburn Road, Bolton-by-Bowland, Clitheroe BB7 4NP. **Approved September 2003.**
- 3/2006/0384. Conversion of disused barn into dwelling and erect detached garage. Revised scheme ref: 3/2003/0600P. Glebe Barn Gisburn Road Bolton-by-Bowland Clitheroe Lancashire. **Approved July 2006.**
- 3/2006/0383. Further demolition and partial re-building (as shown on drawings) required to stabilise defects in structure. Re-site front single storey element and archway on east elevation in order to improve sightlines to vehicular access and also to enhance the composition of the building. Glebe Barn Gisburn Road Bolton-by-Bowland Clitheroe Lancashire. **Approved August 2006.**
- 3/2021/0469. Proposed detached garage/store on land to the west of Glebe Barn. The Glebe Barn Main Street Gisburn BB7 4HR. **Refused July 2021.**
- APP/T2350/D/21/3280453. Appeal of application 3/2021/0469 for a proposed detached garage/store on land to the west of Glebe Barn. The Glebe Barn Main Street Gisburn BB7 4HR. **Dismissed December 2021.**
- 3/2022/0060. Erection of a double garage and store on land west of Glebe Barn. Resubmission of application 3/2021/0469. The Glebe Barn Main Street Gisburn BB7 4HR. **Approved March 2022.**
- 3/2022/0347. Discharge of Conditions 3 (Programme of Archaeological Works), 4 (Tree Protection Scheme) and 5 (Materials) of planning permission 3/2022/0060. The Glebe Barn Main Street Gisburn BB7 4HR. **Part discharged May 2022.**
- 3/2023/0052. Discharge of conditions 3 (programme of archaeological works), 4 (tree fencing details) and 5 (materials) from planning permission 3/2022/0060. The Glebe Barn Main Street Gisburn BB7 4HR. **Discharged February 2023**

The above applications illustrate how the site, and its surroundings, have undergone substantial change in recent years. Since the approval of the double garage in March 2022, the single garage attached to the rear of the dwelling is now surplus to requirements in its current form. In addition, due to the pitch of the drive down to the garage, it has suffered from flooding in recent years so the proposed development will ensure the property is more resilient to surface water flooding.

Planning Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. Said material considerations include any other supplementary / supporting planning documents and government guidance as set out in the National Planning Policy Framework (NPPF) (2021).

Development Plan

The statutory Development Plan for Ribbles Valley Borough Council is the Core Strategy (Adopted December 2014). The Districtwide Local Plan Maps show that the site is within the settlement boundary of Gisburn and in a Conservation Development Control Area.

Core Strategy (Adopted 2014)

The planning policies considered to be the most relevant to the principle of the proposed development are as follows:

- **Key Statement DS1:** Development Strategy. This policy highlights where certain development will be located in the borough.
- **Key Statement DS2:** Presumption in Favour of Sustainable Development. This policy echoes the NPPF, showing how the council will favour proposals which reflect sustainable development.
- **Key Statement EN5:** Heritage Assets. This policy states there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.
- **Key Statement DME4:** Protecting Heritage Assets. This policy makes reference to Conservation Areas and states that proposals within these areas must conserve and where appropriate enhance the character and appearance of the elements which contribute towards its significance.
- **Policy DMG1:** General Considerations. This policy states that developments must consider design, access, amenity and the environment.
- **Policy DMG2:** Strategic Considerations. This policy assists the interpretation of the development strategy and underpins the settlement hierarchy for the purposes of delivering sustainable development.
- **Policy DMH5:** Residential and Curtilage Extensions. This policy recognises that extensions and alterations to dwellings can have a significant impact on visual amenity and aims to ensure the impact of any proposals can be clearly assessed.

Material Considerations

National Planning Policy Framework (2021)

The NPPF sets out the Government's planning policies for England and how these should be applied. The National Planning Policy Framework (NPPF) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Relevant Paragraphs are the NPPF to this development are listed below:

- **Paragraph 11** of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that a presumption in favour of sustainable development is at the heart of the NPPF.
- **Paragraph 78** shows that in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- **Section 12** of the NPPF relates to achieving well-designed places, with **Paragraph 126** stating that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- **Section 16** of the NPPF relates to conserving and enhancing the historic environment. **Paragraph 202** states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposed including, where appropriate, securing its optimum viable use. **Paragraph 207** states that not all elements of a Conservation Area necessarily contribute to the significance of the Conservation Area.

Planning Policy Assessment

Principle of Development

The proposal to convert the garage so that it becomes an extension to the kitchen is considered to be a reasonable modification to the dwelling, especially since the approval and construction of a double garage. The garage is now surplus to requirements, with the option of it being converted to create a larger kitchen being a much more appropriate use. The existing / proposed floor plans and elevations – west elevation (EX.31 Rev A and PL.31 Rev A) illustrates how the existing single garage door is to be infilled and faced with stone to match the existing property. Additionally, 2no. windows are proposed to replace part of the area where the garage door is. The windows will match the existing ground floor windows.

It is also within the Applicant's intentions to insert two replacement rooflights within the roof of the conversion, as the existing rooflights are suffering from water damage. The replacement rooflights are needed as part of the ongoing maintenance of the property, and they will be like for like replacements so will not be impactful on the Conservation Area and its setting. As such, we consider the replacement rooflights to the conversion are justifiable. The rooflights are shown on the proposed floor plans / elevations (PL.31 Rev A).

Design

The proposal takes opportunities to ensure the setting of the surrounding Listed Buildings are preserved and enhanced to make a positive contribution to the character and distinctiveness of the area. This is achieved through the installation of the stone wall which will reflect the character and vernacular of the existing property, and other properties within the surrounding area. In addition, due to the pitch of the drive down to the garage, it has suffered from flooding in recent years so the proposed development will ensure the property is more resilient to surface water flooding.

As such, the use of these high quality and appropriate materials represents a development that would support the LPA's desire to protect and enhance the Conservation Area, and the setting of heritage assets in accordance with Policies EN5 and DME4 of the Core Strategy. Additionally, the proposals is considered to accord with Section 16 of the NPPF.

Heritage Impact Assessment

The Grade II* listed St Marys Church is located to the west of the application, on the far side of Hellifield Road. The church is separated from the application site by a large, well-defined churchyard, as well as the main road. The Grove, a Grade II listed building is located to the south of the application at the far side of Main Street. Given the proposal is for a conversion of an existing extension to the property and is for the replacement of existing rooflights and will be constructed in materials which are compatible with the surrounding area, it is considered the proposal will be entirely in character with the local historic environment. As such, it is considered that the proposal is in accordance with Paragraph 202 of the NPPF and in line with Policies EN5 and DME4 of the Core Strategy.

The Planning Balance / Summary

Overall, the proposed scheme seeks to make appropriate alterations and add features that will make more efficient use of the dwelling. Considering Paragraph 202 of the NPPF, it is considered that the proposed development will cause no harm to the significance of the heritage asset (the Conservation Area) and as such the scheme proposed is in line with Policies EN5 and DME5 and as such is considered policy compliant in this context.

Conclusion

PWA Planning is appointed by Mr. Andrew Weir the applicant to provide a cover letter in a support of a planning application for the conversion of a garage to form a new kitchen area and the replacement of 2no. rooflights.

The proposed development is considered to be a reasonable modification to the dwelling, whilst matching the character of the site, and will not have a detrimental impact on the surrounding area.

For reasons identified within this Cover Letter, it is considered that planning permission for the proposed development should be granted without delay.

Yours Faithfully,

 Assistant Planner