
Fisher House, Rivington Lane, Bolton BL6 7SL

Supporting Planning Statement

April 2022

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1. Introduction

- 1.1. This Supporting Planning Statement ('SPS') has been prepared in support of a planning application and Listed Building Consent for the refurbishment and extension of a Grade II Listed Building at Fisher House, Rivington Lane, Bolton ("the site") The site sits within jurisdiction of Chorley Council ("CC").
- 1.2. The SPS assesses the proposed development against the following documents:
 - The Central Lancashire Core Strategy ("CLCS") (adopted 2012)
 - The Chorley Local Plan ("CLP") (adopted 2015)
 - National Planning Policy Framework 2021 ("NPPF")

Structure of the SPS

- 1.3. This SPS provides details of the proposed development and considers the proposal against the relevant planning policy frameworks at both national and local levels.
- 1.4. The remainder of the SPS is structured as follows:
 - **Section 2, Site Context** – explains the site composition and its context.
 - **Section 3, Planning History** – provides an overview of the planning history for the site
 - **Section 4, Planning Policy Framework** – provides the planning policy context for the proposals, including statutory and non-statutory policies at a national and local level.
 - **Section 5, Planning Assessment** – provides an assessment of the proposals and the compliance with policy through consideration of the key issues and other material considerations.
 - **Section 6, Technical Considerations** – provides a summary of the relevant technical reports undertaken at the site.
 - **Section 7, Summary and Conclusions** – summarises the content of this SPS and confirms the acceptability and merits of the proposal.

2. Site context

The Site

- 2.1. The site contains a Grade II Listed Building called Fisher House, which is in an area washed over by Green Belt and is also situated within the Rivington Conservation Area. The dwelling is set back from the east corner of the village green in the centre of Rivington. Access to the site is taken via an entrance off the east side of Rivington Lane. The house and gardens are effectively screened from the road by a substantial wall. The accommodation comprises a service wing to the south (now used as an en-suite dressing room at first floor and utility room at ground floor), a glazed link (sunroom), a six-bedroom house over three storeys and basement in the middle range and northern service wing (now converted to a garage and workshop). The Design and Access Statement at page 7 contains specific details of the buildings Listing. Below is an aerial view of the site.



Surrounding area

- 2.2. In relation to the immediate surroundings, the site is located close to one Registered Park and Garden, and is also within 200m of five Listed Buildings, including the Bellhouse, approximately

10 metres West of Church of Holy Trinity; Church of Holy Trinity; Unitarian Chapel; Wilkinson's and Cottage attached to right; and Mounting Block in School Yard approximately 15 metres west of Rivington School.

- 2.3. In terms of the wider context, the site sits approximately 2 miles from Horwich, which contains several amenities, including local shops and food shopping facilities. The site is about a 10-minute drive from the M61, which provides access to the M60, and if you are travelling north, Preston is approximately a 30-minute drive away. Overall, the site is well connected to main arterial routes both to the north and the south.

3. Planning History

- 3.1. This section of the SPS provides an overview of the planning history associated with the site. The planning history is set out below:

Application No	Description of Development	Decision
76/00511/FUL	Re-roofing garage, new Georgian window frame to rear elevation. Demolition of porch and rendering of side gables	Granted 14 th September 1976
85/00322/FUL	Alteration to kitchen window.	Granted 10 th June 1985
85/00126/FUL	Listed building consent for demolition of existing pantry to allow for the construction of a greenhouse.	Granted 21 st March 1985
20/01213/LBC	Listed building consent for single storey side/front extension, following the demolition of the existing extension. Replacement windows with timber double glazed windows. Door opening from second floor bedroom to games room	Withdrawn

4. Planning policy framework

- 4.1. This section sets out the relevant policies of the statutory development plan, including specific policy tests and other material considerations against which the proposal will be determined.
- 4.2. Appendix I of the SPS contains a summary of the relevant policy wording for each of the planning policies and other material considerations and demonstrates the developments compliance with each of them.

Statutory Development Plan

- 4.3. The Planning and Compulsory Purchase Act 2004 (“The Act”) establishes the legislative framework for town planning in England and Wales. Section 38 (6) of the Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.4. The statutory development plan for CC comprises the following adopted documents:
 - The Central Lancashire Core Strategy (adopted 2012); and
 - The Chorley Local Plan (adopted 2015)
- 4.5. Development Plan policies of specific relevance to the determination of the planning application are set out below and are assessed in Section 5 and Appendix I of the SPS:

CLCS 2012

- Policy 16 – Heritage Assets
- Policy 17 – Design of New Buildings

CLP 2015

- Policy BNE1 – Design Criteria for New Development
- Policy BNE8 – Protection and Enhancement of Heritage Assets
- BNE10 – Trees

- BNE11 – Species Protection
- HS5 – House Extensions

Material considerations

4.6. In addition to the statutory development plan set out above, the following documents are material considerations that should be taken into consideration by the Council in determining the planning application:

Supplementary Planning Guidance

4.7. The following documents are Supplementary Planning Documents relevant to the scheme and will be considered in this SPS in Section 5 and Appendix I:

- Central Lancashire Design Guide Supplementary Planning Document (October 2012) (“Design SPD”)
- Householder Design Guidance Supplementary Planning Document (January 2017) (“Householder SPD”)

National Planning Policy Framework 2021

4.8. A revised version of the National Planning Policy Framework 2021 (“NPPF”) was published in 2021. The document sets out the Government’s planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions. The following sections are relevant to the determination of this application:

- Section 4 – Decision Making
- Section 12 – Achieving Well Designed Places
- Section 13 – Protecting Green Belt Land
- Section 16 – Conserving and Enhancing the Historic Environment

4.9. Section 5 and Appendix I, discuss each relevant policy and how the development complies

5. Planning assessment

- 5.1. In this section of the SPS, we will discuss the merits of the proposed development against the adopted Development Plan and any other material considerations relevant to the assessment of the scheme.

Principle of development

- 5.2. In considering the proposed development, Section 38 (6) of the Act requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3. Firstly, considering the development and the sites position within the Green Belt, Policy HS5 states that permission will be granted for the extension of dwellings in the Green Belt, provided that the extension does not result in a disproportionate increase in volume. Policy HS5 goes on to state that increases of up to 50% (volume) are not considered disproportionate. The NPPF is also a material consideration in this application and should be given due weight in assessing the proposal. NPPF Paragraph 149 lists some exceptions for development in the Green Belt, including 149 (c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.*
- 5.4. As part of the submission, the scheme proposes a small contemporary addition to the side elevation, which will be a family room, which includes a patio area. Planning Practice Guidance for Green Belt (2019) states that openness has both a spatial aspect and visual aspect. The spatial aspect considers the volume of the proposed development. The following table sets out the volume calculations for the existing and proposed:

Volume of original property (m ³)	Total volume of the proposed extension (m ³)	Total volume of property with extension (m ³)	% difference between the original dwelling and the dwelling with the extension (volume)
1790m ³	151m ³	1941m ³	8.44%

- 5.5. Based on the above, the proposed development demonstrates that the increase in volume of 151m³, is substantially lower than the 50% allowance set out in Policy HS5. Considering the spatial aspects of the Green Belt, the addition, is very small in scale and would not be readily visible from any key viewpoints, due to not only the scale, but also the visual containment of the site. Therefore, it is considered that the development is not a disproportionate addition, and this complies with Policy HS5 and meets the exceptions for development in the Green Belt under NPPF paragraph 149 (c).
- 5.6. NPPF paragraph 138, and the five purposes the Green Belt serves, the proposal does not result in unrestricted sprawl of large built-up areas, it does not result in neighbouring towns merging into one another, the proposal does not result in encroachment into the countryside and does not have any impact on the setting and special character of historic towns. Therefore, the development complies with NPPF paragraph 138.
- 5.7. Based on the above, the principal of development is acceptable, subject to heritage, design, residential amenity, and other technical considerations discussed in section 6 of this SPS.

Design

- 5.8. The proposed development is to refurbish a Grade II Listed Building, which will involve internal alterations to the basement, ground, first and second floors. Externally, the windows will also be replaced on the north elevation and the dilapidated glass structure will be removed and replaced with a single storey addition that will form a new family room. The family room addition will nestle discreetly between an historic infill behind the existing eastern wing.
- 5.9. Considering the proposed extension, this is a small contemporary addition, and would be clad

in charred timber. The dark appearance of the charred timber would articulate a more regressive approach against the Listed Building, whilst still showing a clear delineation between the old and new. The Design and Access Statement on page 22 provides clear examples of how this material has been used in previous schemes alongside Grade II Listed Buildings, specifically Hunsett Mill, Norfolk. The extension is low lying and proposes a simple palette of materials, and would be a very discreet addition, that would not detract from the heritage value of the property.

- 5.10. Considering the remaining external changes, a Condition Report was undertaken by Jubb Clews (dated 1st November 2021), and this concludes that the existing north facing windows are currently in a poor state of disrepair and would require substantial works to salvage. Therefore, replacement windows are proposed, which will be timber framed, double glazed replacements that will match the existing box sash joinery and Georgian bars. The existing rainwater goods will also be replaced and overhauled with cast iron, which is more sympathetic to the Listed Building.
- 5.11. The Condition Report also reviewed the condition of the windows in the south west elevation and concluded that these are repairable. Therefore, given the orientation of the elevation, and the willingness of the client to retain as much historic interest as possible, the windows will be repaired thoroughly and retained. The glazing will need to be replaced to improve thermal efficiency, which is considered reasonable.
- 5.12. Moving to the internal changes, starting at basement level, the basement will be retained, with minor alterations to insulate the exposed joists, to help insulate the ground floor above.
- 5.13. At ground floor level, an archway will be created from the kitchen to the dining room, to create space through the ground floor to improve circulation. This will be achieved by removing a party wall and hatch between the kitchen and dining room. One window opening will be converted into a doorway to connect the existing kitchen/dining room spaces to the new family room and dining room. The existing garage will be reconfigured to incorporate a gym, along with bike storage and a plant room. The existing sliding doors on the garage will be replaced with new louvre doors and a fixed panel. The existing utility area will be reconfigured, and the external envelope of the building will have insulation and dry lining installed to better improve the energy efficiency.

- 5.14. Moving up to the first-floor level, there is a proposal to combine the bedroom and bathroom spaces by removing a section of the party wall. The bathroom door will be blocked in, and the door to the guest room will be handed. The sitting room will be reconfigured to accommodate a music room, storage, WC and guest bedroom en-suite, and access to the library / office is through the proposed music room.
- 5.15. Changes to the second floor include the insertion of an en-suite shower room to the bedroom space. The existing bathroom and boiler storage will be reconfigured to form a storage facility and en-suite to the main bedroom. In addition, a new door opening is proposed, and the doors to both the storage room and bedroom will be handed.
- 5.16. At the roof level two conservation roof lights will be fitted to the rear facing roof pitch of the main house. In addition, two conservation roof lights will also be fitted to eastern service wing roof. Finally, the eastern side of the main roof will be replaced with stone slates to match the original western side.
- 5.17. In conclusion, the proposal does not have any detrimental impact on the surrounding area, by way of height, scale or massing, and the extension represents a subservient addition to the property. The use of the materials is sensitive and well considered and the overall proposal is high quality and will help retain and preserve the Listed Building for the long term. The proposal will have no unacceptable impacts on natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds, and watercourses. Therefore, the development complies with CLP Policies HS5, BNE1, CLCS Policy 17, the Householder SPD and NPPF section 12.

Heritage

- 5.18. The client instructed Minerva Heritage to undertake a Heritage Statement, to consider any potential impacts to the Grade II Listed Building and its setting and Rivington Conservation Area. The Heritage Statement also considers any potential impacts to Lever Park, which is a Registered Park and Garden, and the five Listed Buildings in proximity which are as follows:
- Bellhouse circa 10 meters West of Church of Holy Trinity (NHLE 1165054);
 - Church of Holy Trinity (NHLE 1164938);

- Unitarian Chapel (NHLE 1362126);
- Wilkinson's and Cottage attached to right (NHLE 1164996); and
- Mounting Block in School Yard circa 15 meters west of Rivington School (NHLE 1362124).

Potential Impacts to the Grade II Listed Building – Fisher House

- 5.19. Most of the changes proposed are internal as described above in the design section, with some minor external works to the windows and a small addition to the side elevation. Appendix 5 of the Heritage Statement provides an assessment of the changes and the potential impacts to the Listed Building.
- 5.20. The Heritage Statement concludes that most of the changes proposed are characterised as having a 'negligible' impact when considered in singularity and when the changes are considered cumulatively this results in a 'minor adverse' impact to the Listed Building. The most significant change identified is the proposal to change the sash windows to double glazed framed windows, which is considered to have 'minor adverse' impact to the Listed Building.
- 5.21. In terms of the setting of the Listed Building, the cumulative impacts are considered to have a 'negligible impact'. They represent a slight change to the historic building and the setting, which hardly affects it at all.
- 5.22. In conclusion, the Heritage Assessment indicates that the development is likely to create a combination of negative and positive impacts upon Fisher House, and overall, the development will cause 'slight' harm, which is 'less than substantial'. In accordance with NPPF paragraph 202 where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. This will be discussed in the conclusions below.

Rivington Conservation Area

- 5.23. The Heritage Statement concludes that the development will have no impact on the Conservation Area. CC undertook a Conservation Area Appraisal in 2009 on the Rivington Conservation Area. The document concludes that the following are the key characteristics of

the Conservation Area:

- The village green at the centre is a focal point
- Dense, mature woodland
- Local sandstone is the predominant building material
- Most properties are elevated from the roadside
- Mixture of building styles – no single style dominates
- Narrow lanes
- Views, which are limited by the trees are to open countryside or across the reservoirs
- Upland, Pennine foothill landscape

5.24. Appendix 6 of the Heritage Statement concludes that the development will have no change and no impact on the key characteristics of the Conservation Area. The Conservation Area Appraisal also sets out some key issues in the area, which include:

- Inappropriate building alterations using unsympathetic materials
- Unsympathetic highway interventions
- Dominance of parked vehicles

5.25. The development does not involve any highway interventions and will not increase the number of parked vehicles on the street. The materials proposed for the new family room are sensitive and have been used successfully on other schemes. The changes to the windows are required to bring the building up to modern standards in terms of thermal efficiency, and this will be balanced with the public benefits below.

5.26. The application does involve some works to trees in the Conservation Area and an Arboricultural Impact Assessment and Arboricultural Method Statement have been submitted, and the outcome of these reports are discussed in Section 6. However, in summary, 3no trees will be removed, the first (Elderberry) is a dead specimen the second (Sycamore) is suffering severe decay and the third (Eucalyptus) is because it is undermining the foundations and causing damage to the existing drainage system. The dead specimen and tree suffering severe decay are not contributing positively to the Conservation Area because of their condition and it is considered that exceptional circumstances exist that warrant the removal of the Eucalyptus Tree for the reasons set out. Permission for the removal of these three trees is sought as part

of this application.

- 5.27. The development does not adversely impact the character and setting of the Conservation Area, and therefore, the development complies with CLP Policies BNE1 & BNE8 and CLCS Policy 16.

Other Designated Heritage Assets

- 5.28. Appendix 6 of the Heritage Statement considers the potential impact of the development on any other Designated Heritage Assets near the site. The Heritage Statement concludes that the development offers 'no change' to the following Designated Heritage Assets:

- Lever Park
- Wilkinson's and Cottage (attached to the right); and
- Unitarian Chapel

- 5.29. Given that the development will have no impact on the surrounding Designated Heritage Assets, this complies with CLP Policy BNE8 and NPPF section 16 (Conserving and Enhancing the Historic Environment).

Benefits

- 5.30. In accordance with Policy BNE8 and NPPF paragraph 202, in coming to a balanced judgement on the proposals, any perceived harm of refurbishing the Grade II Listed Building, should be balanced with the public benefits of the scheme, and these include:

- The proposals will secure the long-term retention and use of a Grade II Listed Building, as part of a family home for many years to come: and
- The refurbishment and retention of the Grade II Listed Building will allow the building to continue contributing positively to the Rivington Conservation Area.

- 5.31. Securing the long-term re-use of a Grade II Listed Building, cannot be underestimated. If the building is vacant over the long term, it could feasibly fall into a poor state of disrepair. These proposals will sensitively modernise the building, without causing any significant harm to its heritage value. The long-term retention must be a priority, and these proposals enable the building to not only remain in situ but will also ensure its contribution to the value of the

Conservation Area. Therefore, it is considered that the public benefits outweigh the 'slight harm' in this instance and the development complies with CLP Policies BNE1 & BNE8, CLCS Policy 16 and NPPF paragraph 202.

Residential amenity

5.32. The property sits on a generously sized plot of land. There are properties immediately to the north and south, however, the bulk of the work will be the internal refurbishment of the Listed Building. The extension is a modestly sized single storey side addition, and this would not lead to an unacceptable loss of space between the original building and neighbours and this accords with CLP Policies HS5, BNE1, CLCS Policy 17, and the Householder SPD. Therefore, it is not considered that the development will have any residential amenity implications.

Conclusion

5.33. The section concludes that the development is acceptable in principle in Green Belt terms. The refurbishment and small addition to the Listed Building have been fully justified and the public benefits of retaining and enhancing the building for the long term outweighs the 'slight harm'. The development will have no impacts on residential amenity and offers an excellent standard of parking provision and therefore, the development is policy compliant.

6. Technical Considerations

- 6.1. This section of the SPS will consider and summarise the outcome of the technical reports undertaken and submitted as part of this planning application.

Trees

- 6.2. Development proposals which result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted.
- 6.3. The client has commissioned both an Arboricultural Impact Assessment (“AIA”) and Arboricultural Method Statement (“AMS”) undertaken by Mulberry. The AIA confirms there are several trees within the curtilage of the property, and three trees will be removed. T1 (Elderberry) needs to be removed because it is a dead specimen and T3 (Sycamore) needs removing because of extensive decay. T4 (Eucalyptus) also needs to be removed because it is undermining the foundations and is causing damage to the existing drainage system within the site, and to carry out repairs needed, the tree needs to be removed. In accordance with Policy BNE10, the circumstances for removing tree T4 is considered exceptional. Trees T1 & T3 do not contribute positively to the Conservation Area because of their condition and need to be removed.
- 6.4. The submitted AMS confirms the methods that will be used to help protect the remaining trees during the construction period. Protective fencing will be installed, which will fully comply with BS 5837:2012 (Trees in relation to Construction – recommendations), and this will be erected in accordance the proposals set out in Appendix I of the AMS. Notices will be placed in appropriate areas, which indicates the area around the tree / fencing as protected and there are also methods in the AMS, which clearly set out how any excavation works near trees should be carried out. The client is happy to implement all the recommendations set out, to ensure the retention of the remaining trees. On that basis, this accords with Policy BNE10.

Ecology

- 6.5. The client has also commissioned a Day Time Bat Survey, which was undertaken by Rachel Hacking Ecology. The survey concludes that evidence of bat activity was found in the form of bat droppings in the roof space of the main dwelling and in the first-floor space of the garage. Multiple entry points are also located across the roof and underneath the box guttering of the main dwelling.
- 6.6. The Bat Survey concludes that the property offers high bat roost suitability, and the garage offers moderate bat roost suitability. A minimum of two dusk emergence surveys/dawn re-entry surveys will be carried out on the attached garage at an optimal time of year (between May and September). These surveys have been instructed to be undertaken in May. The results of the surveys will determine the type of bat mitigation and compensation habitat required. If a confirmed bat roost is present, a bat mitigation license will be required prior to the commencement of works. Please refer directly to the survey results and recommendations.
- 6.7. The survey concludes that no evidence of other protected species, such as nesting birds, were found within the building.

Highways

- 6.8. The Householder SPD states that off-street parking should generally be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property. The property has the benefit of considerable space within the curtilage to accommodate off street parking. The development can comfortably accommodate more than 3 off-street car parking spaces and this accords with Policy BNE1, the parking standards set out in Appendix A of the CLP and the Householder SPD.

7. Summary and conclusions

- 7.1. This SPS has been prepared in support of an application for planning permission and Listed Building Consent for the refurbishment and extension of Fisher House.
- 7.2. In terms of the proposed extension, the proposal is substantially lower than the 50% volume limit set out in Policy HS5 for extensions in the Green Belt. In addition, the development has no impact on the spatial or visual aspects of the Green Belt, and this complies with Policy HS5 and NPPF section 13.
- 7.3. In design terms, the development respects the heritage value of the existing building, and the family room extension expresses a high-quality architectural style, through good quality materials, proportions, and visual order. The development integrates into the immediate street scene seamlessly, and this enables the public and the client to enjoy the retention of a Grade II Listed Building for the long term.
- 7.4. In relation to heritage, the proposals demonstrate significant public benefits, which should be afforded substantial weight, these include:
- The proposals will secure the long-term retention and use of a vacant Grade II Listed Building, as part of a family home for many years to come; and
 - The refurbishment and retention of the Grade II Listed Building, will allow the building to continue contributing positively to the Rivington Conservation Area
- 7.5. Securing the long-term use of a Grade II Listed Building, cannot be underestimated in this instance. If the building was to remain vacant in the long term, it could fall into a poor state of disrepair. These proposals help to modernize the building sensitively, so it is fit for purpose in the future, which helps to secure its long-term retention.
- 7.6. Finally, there are no technical issues that would constitute a reason for refusing planning permission or listed building consent and the proposals are entirely acceptable in terms of Residential Amenity; Design; Arboriculture; Ecology; and Highways.

- 7.7. In summary, the scheme is a high-quality development, that meets the national and local planning policy tests, and we therefore respectfully request that planning permission and listed building consent is granted.

Appendix I

Appraisal of planning application proposals against relevant Development Plan Policies

Fisher House, Rivington Lane, Bolton - Appraisal of planning application proposals against relevant Development Plan Policies

The Central Lancashire Core Strategy (adopted 2012)					
Policy reference	Relevant sections of Policy	Dev't aids Policy	Dev't neutral to Policy	Dev't hinders Policy	Comments
Policy BNE1 – Design Criteria for New Development	<p>Policy BNE1 states that planning permission will be granted for new development, including extensions, conversions, and free-standing structures, provided that, where relevant to the development:</p> <p>a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.</p> <p>b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;</p> <p>c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;</p> <p>d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;</p>		✓		<p>The proposal has no detrimental impact by virtue of its density, layout, height, scale, massing, design, or orientation. Residential amenity is maintained, as the development does not cause harm by way of being dominant and overbearing and will not cause noise disturbance to any neighbouring property.</p> <p>The development will result in the long-term retention of a vacant Grade II Listed Building, which is significant public benefit. Therefore, it is considered that the development complies with Policy BNE1.</p>

	<p>e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;</p> <p>f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;</p> <p>g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;</p> <p>h) The proposal includes measures to help to prevent crime and promote community safety.</p>				
<p>Policy BNE8 - Protection and Enhancement of Heritage Assets</p>	<p>Policy BNE8 states that a) Applications affecting a Heritage Asset or its setting will be granted where it: i. Is in accordance with the Framework and relevant Historic England guidance; ii. Where appropriate, takes full account of the findings and recommendations in the Council’s Conservation Area Appraisals and Management Proposals; iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council’s advice on Heritage Statements) and.</p> <p>b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show</p>		<p>✓</p>		<p>The proposal takes full account of the key characteristics of the Rivington Conservation Area and does not have any adverse impacts on them. In addition, the proposal does not add to any of the key issues identified.</p> <p>The property will be altered sensitively, to allow a family to occupy the building over the long term, which secures the occupancy of the heritage asset.</p> <p>The Heritage Assessment concludes that the development is likely to cause ‘slight harm’, which is ‘less than substantial’. This harm has been clearly balanced with the public benefits, which include:</p>

	<p>consideration for the following: i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings; ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged; iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets; iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment; v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged; vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record. Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.</p>				<ul style="list-style-type: none"> • The proposals will secure the long-term retention and use of a vacant Grade II Listed Building for a family home; and • The refurbishment and retention of the Listed Building will allow the building to continue contributing positively to the Rivington Conservation Area in the future. <p>Therefore, it is considered that the development complies with Policy BNE8.</p>
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Policy HS5 - House Extensions	<p>Policy HS5 states that permission will be granted for the extension of dwellings provided that the following criteria are satisfied: a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled; b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight; c) The proposal does not have an unacceptable adverse impact on highway safety; d) And in the case of the Green Belt, Safeguarded Land or Area of Other Open Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling. Increases of up to 50% (volume) are not considered disproportionate</p>		✓		<p>As stated above for Policy BNE1, the proposal has no detrimental impact by virtue of its density, layout, height, scale, massing, design, or orientation. Residential amenity is maintained, as the development does not cause harm by way of being dominant and overbearing and will not cause noise disturbance to any neighbouring property.</p> <p>The proposed increase in volume is substantially less than 50%, and therefore, the extension is not considered to be disproportionate. The visual containment of the site means it will not readily visible and therefore the extension has no impact on the visual aspects of the Green Belt. Therefore, it is considered to comply with Policy HS5.</p>
Policy BNE10 – Trees	<p>Policy BNE10 states that development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted, replacement trees will be required to be planted.</p> <p>Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted.</p> <p>Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of</p>		✓		<p>For the reasons set out in the SPS, 3no trees will need to be removed.</p> <p>The remaining trees will be fully protected during the development in line with the methods set out in the AMS. Therefore, it is considered that the development complies with BNE10.</p>

	new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.				
Policy BNE11 – Species Protection	Planning permission will not be granted for development which would have an adverse effect on a priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a priority species planning conditions or agreements will be used to: a) Facilitate the survival of the individual species affected; b) Reduce the disturbance to a minimum; and c) Provide adequate alternative habitats to sustain the viability of the local population of that species.		✓		<p>The Day Time Bat Survey undertaken by Rachel Hacking Ecology concludes that the property offers high bat roost suitability, and the garage offers moderate bat roost suitability. It is recommended that two dusk emergence surveys and one dawn emergence survey is undertaken on the main property and two dusk emergence surveys/dawn re-entry surveys are undertaken on the garage, and these have been instructed for May 2022.</p> <p>The survey also concludes that no evidence of other protected species, such as nesting birds were found within the building.</p>

The Chorley Local Plan (adopted 2015)

Policy reference	Relevant sections of Policy	Dev't aids Policy	Dev't neutral to Policy	Dev't hinders Policy	Comments
Policy 16 – Heritage Assets	Policy 16 states that development should protect and seek opportunities to enhance the historic environment, heritage assets and their settings by: a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances. b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at		✓		Heritage has been discussed, as part of discussing policy BNE8, please refer to this. Based on the schemes compliance with Policy BNE8, the proposal complies with Policy 17.

	risk. c) Identifying and adopting a local list of heritage assets for each Authority.				
Policy 17 – Design of New Buildings	<p>The design of new buildings will be expected to take account of the character and appearance of the local area, including the following:</p> <p>a) siting, layout, massing, scale, design, materials, building to plot ratio and landscaping. (b) safeguarding and enhancing the built and historic environment. (c) being sympathetic to surrounding land uses and occupiers and avoiding demonstrable harm to the amenities of the local area. (d) ensuring that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa. (e) linking in with surrounding movement patterns and not prejudicing the development of neighbouring land, including the creation of landlocked sites. (f) minimising opportunity for crime, and maximising natural surveillance. (g) providing landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhancing the public realm. (h) including public art in appropriate circumstances. (i) demonstrating, through the Design and Access Statement, the appropriateness of the proposal. (j) making provision for the needs of special groups in the community such as the elderly and those with disabilities. (k) promoting designs that will be adaptable to climate change, and adopting principles of sustainable construction including Sustainable Drainage Systems (SuDS); and (l) achieving Building for Life rating of ‘Silver’ or ‘Gold’ for new residential developments. (m) ensuring that contaminated land, land stability and other risks associated with coal mining are</p>		✓		Design has been discussed, as part of discussing policy BNE1, please refer to this, to see justification on design. Based on the schemes compliance with policy BNE1, the proposal complies with Policy 17.

	considered and, where necessary, addressed through appropriate remediation and mitigation measures				
NPPF (2021)					
Policy reference	Relevant sections of Policy	Dev't aids Policy	Dev't neutral to Policy	Dev't hinders Policy	Comments
NPPF Section 12 Achieving Well Designed Places	Paragraph 130 states: Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.		✓		Design has been discussed in detail above, as part of discussing CLP Policy BNE1, please refer to this, to see justification on design. Based on the schemes compliance with Policy BNE1 the proposal complies with NPPF section 12, paragraph 130.
NPPF Section 16 – Conserving and	Paragraph 202 states: Where a development proposal will lead to less than substantial harm to the significance of a designated		✓		Heritage has been discussed in detail above, as part of discussing CLP Policy BNE8, please refer to this, to see justification and

Enhancing the Historic Environment	heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.				public benefits of the scheme, which are considered to outweigh the 'less than substantial harm'. Based on the schemes compliance with CLP Policy BNE8 the proposal complies with NPPF section 16 paragraph 202.
NPPF Section 13 – Protecting Green Belt Land	Paragraph 149(c) states: A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building		✓		Green Belt has been discussed in detail above as part of discussing CLP Policy HS5. Please refer to this to see how the development complies with the exceptions for development in the Green Belt as set out in NPPF paragraph 149 (c).

