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## PLANNING STATEMENT

IN RESPECT OF:

A HOUSEHOLDER APPLICATION FOR PLANNING  
PERMISSION FOR THE CONSTRUCTION OF A PART TWO  
STOREY, PART SINGLE STOREY SIDE EXTENSION FOR  
RESIDENTIAL ACCOMMODATION

AT

70a DOWNHAM ROAD  
CHATBURN  
CLITHEROE  
BB7 4AU

**Prepared by:** Paul Fay for and behalf of Gary Hoerty Associates  
**Our Ref:** Wood/633/1702/GH  
**Our Client:** Mr & Mrs H Wood  
**Date:** December 2013



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
Valuers ■■■ Property Agency ■■■ Property Management



## **CONTENTS**

<b>1.</b>	<b>Introduction and background information</b>	<b>Page 3</b>
<b>2.</b>	<b>Planning history</b>	<b>Page 3</b>
<b>3.</b>	<b>The development proposal</b>	<b>Page 3</b>
<b>4.</b>	<b>The application site</b>	<b>Page 4</b>
<b>5.</b>	<b>Planning considerations</b>	
	<b>5.1 General</b>	<b>Page 4</b>
	<b>5.2 National Planning Guidance</b>	<b>Page 5</b>
	<b>5.3 Local Planning Guidance</b>	<b>Page 7</b>
<b>6.</b>	<b>Similar development approved within the Borough</b>	<b>Page 15</b>
<b>7.</b>	<b>Summary and conclusions</b>	<b>Page 15</b>
<b>8.</b>	<b>Appendix</b>	<b>Page 17</b>

## **1. INTRODUCTION AND BACKGROUND INFORMATION**

- 1.1 Gary Hoerty Associates have been instructed by Mr and Mrs H Wood, OF 42 Downham Road, Chatburn, to submit a planning application on their behalf for the construction of a part two storey, part single storey domestic extension to the side of 70a Downham Road. A property they will be moving to once it has been made suitable for their requirements.
- 1.2 In this planning statement it will be demonstrated that the design of the proposed building has been well considered and is sympathetic to the existing building and neighbouring properties.
- 1.3 The principle of this type of development, as will be demonstrated later in this planning statement, has been treated by the Council as an acceptable form of development within the Borough, and the proposed design has been thoroughly considered and is similar to other domestic extensions approved by the Council in recent years.
- 1.4 The proposed development will be sited wholly within the residential curtilage of 70a Downham Road, Chatburn, BB7 4AU.
- 1.5 We will consider in this Planning Statement the proposed development in more detail, providing a review of the planning history of the site, outline the development proposal, assess the development site and review the relevant planning policies and guidance and set out why we believe the application conforms to the national and local planning policies, and why the application should therefore be looked upon favourably.

## **2. PLANNING HISTORY**

- 2.1 There has been one previous application in respect of the application site, the details of which are set out below.
- 2.2 Application Number 3/2011/0513. This was a planning application to grant the property a change of use of part of the property from Sui Generis to residential use. The already existing dwelling, which was considered to have a Sui Generis use class, due to it previously being used as a 'Beat Property' for the local policeman. The change of use was primarily concerned with the office, provided for the required police work, being reclassified as a private part of the property, namely a study according to the plans. This application was approved on 6<sup>th</sup> September 2011.

## **3. THE DEVELOPMENT PROPOSAL**

- 3.1 The proposed development is the construction of a part two storey, part single storey extension, projecting from the Easterly facing gable elevation of the building, constructed of block and rendered to match the existing dwelling, under

a slate roof, which will accommodate a kitchen / dining area at ground floor level with en-suite master bedroom accommodation above. The proposals are illustrated on plan, reference: Wood/633/1702/01.

- 3.2 The proposed extension will measure 9.92m x 5.95m at ground floor level and 5.93m x 5.95m at first floor level. It is proposed that it will have an eaves height of 5.08m and the ridge height will be 7.67m.
- 3.3 The proposed development will be sited within the curtilage of 70a Downham Road and will not reduce the amount of parking or turning area available at the property, because the proposed site is currently occupied by a single storey storeroom and garage area that is proposed for demolition to accommodate the footprint of the extension.

#### **4. THE APPLICATION SITE**

- 4.1 The application site comprises the property known as 70a Downham Road, which is a three bedroom detached property with associated garden area. The property is of two storey construction with an attached single storey building that is used as storerooms and garage accommodation projecting from the easterly facing elevation. The roof of the entirety of the property is clad in slate and the walls are rendered.
- 4.2 The application site is located within the settlement boundary of the village of Chatburn; the property is sited just inside the boundary defining the designation of a conservation area (see Heritage Asset Statement). There are a variety of properties in the immediate vicinity ranging from traditional stone built buildings to modern brick built form.

#### **5. PLANNING CONSIDERATIONS**

##### **5.1 General**

- 5.1.1 Local planning authorities are required to determine planning applications in accordance with the statutory development plan unless material considerations indicate otherwise. In order for this planning application to be approved it must satisfy as far as possible the guidance contained within the National Planning Policy Framework (NPPF, adopted March 2012), the relevant saved policies of the Ribble Valley Districtwide Local Plan (adopted June 1998), the relevant policies of the Ribble Valley Core Strategy 2008 - 2028 (as yet un-adopted) and the guidance found in the Ribble Valley Supplementary Planning Guidance – ‘Extensions and Alterations to Dwellings’ (adopted September 2000).
- 5.1.2 The relevant saved policies of the Local Plan are Policy G1 – Development Criteria, ENV16 – Development within Conservation Areas and H10 – Residential Extensions.

- 5.1.3 The relevant Ribble Valley Core Strategy policies are Policy DMG1 – General Considerations and Policy DME4 – Protecting Heritage Assets.
- 5.1.4 The relevant guidance given in Ribble Valley SPG: ‘Extensions and Alterations to Dwellings’.
- 5.1.5 We set out below extracts from the relevant documents to assess the planning application against all the appropriate policies and guidance.

## 5.2 National Planning Policy

### National Planning Policy Framework (NPPF)

- 5.2.1 The adoption of the National Planning Policy Framework in March 2012 means that it is now the main national planning policy guidance influencing planning decision making and replaces a substantial number of documents previously in place. The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied, it sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.
- 5.2.2 Paragraphs 11 – 16 of the NPPF highlight the presumption in favour of sustainable development confirming that planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise and that the NPPF does not change the statutory status of the development plan as the starting point for decision making. It makes clear that proposed development that accords with an up to date local plan should be approved and that proposed development that conflicts should be refused unless other material considerations indicate otherwise. It also highlights the desirability of local planning authorities having an up to date local plan in place. Paragraph 14 of the NPPF states:

*“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For plan-making this means that:*

- *local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted.*

*For decision-taking this means:*

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out of date, granting permission unless:*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
  - *specific policies in this Framework indicate development should be restricted”.*

5.2.3 Paragraph 14 clearly spells out the Government’s presumption in favour of allowing sustainable development unless the adverse impacts of doing so would be very significant. The Council’s local plan was adopted in 1998, and even though the policy was reviewed and the saved policies referred to in this statement were still applicable in January 2012, as a consequence some of the policies will inevitably be out dated, the core strategy is as yet un-adopted and therefore has not fully superseded the local plan, and as such the NPPF clearly sets out that where a local plan is out of date the policies of the NPPF should take precedence over it. The above extract emphasises the importance given to the promotion of sustainable development and we consider that the proposed development is sustainable in that it will enable the applicant to alter their property so that it meets their future needs. We do not consider that the development presents any significant adverse effects that would give rise to a sustainable reason for the refusal of the application.

5.2.4 The core principle of allowing sustainable development to proceed in respect of local plans is set out in paragraph 15 which states:

*“Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.”*

5.2.5 Sections 1 and 3 of the NPPF set out that planning has an important role to play in ensuring that the local and national level economies are able to grow, in order to create the required jobs and prosperity needed. Paragraph 19 specifically states:

*“Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.”*

5.2.6 The approval of this application will support economic growth through the creation of work for local builders in its construction and sales for local builders merchants and will therefore have a positive effect on the economy.

- 5.2.7 Annexe 1 of the NPPF provides guidance on the implementation of the policies in the framework which are applicable from the day of publication and clearly identifies that for the purpose of decision taking the policies in the local plan should not be considered out of date simply because they were adopted prior to the publication of this framework. However it goes on to state that the policies contained in this framework are material considerations which local planning authorities should take into account from the day of its publication and that plans need to be revised to take into account the policies in the framework.
- 5.2.8 It goes on to state that *“for twelve months from the day of publication decision-takers may continue to give full weight to relevant policies adopted since 2004 where development plan documents are adopted in accordance with the Planning and Compulsory Purchase Act 2004 even if there is a limited degree of conflict with the framework. In other cases and following this twelve month period due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework; (the closer the policies in the plan to the policies in the framework, the greater weight that may be given)”*. This is therefore of particular relevance when discussing the planning application in the context of the saved policies of the local plan because although the saved policies were valid in 2012 it is now twenty months since the publication of the NPPF.
- 5.2.11 We consider that the proposal represents sustainable development and therefore believe that the National Planning Policy Framework fully supports the approval of the proposed development.

### **5.3 Local Planning Guidance - Ribble Valley Districtwide Local Plan**

- 5.3.1 The Ribble Valley Districtwide Local Plan was adopted in June 1998. The application site is shown on the local plan proposals map and is located within an locale designated as a Conservation Area and we will comment on the appropriateness of the proposed development in the context of the relevant saved policies referred to in paragraph 5.1.2 above, as follows:
- 5.3.2 We set out below Policy G1 of the local plan; the preamble to this policy makes clear that as the general principle the protection and enhancement of the built and natural environment in the Ribble Valley is of paramount importance in maintaining the character of the Borough. Any new buildings should reflect their local context, particularly the height of adjacent buildings, density of surrounding development and the existing building lines and plot sizes. It goes on to state that rural area buildings must fit into the surrounding landscape and fit in with and be complimentary to their surroundings. The policy contains a number of criteria which planning applications will be determined against. We feel that the proposed development does reflect this general guidance and will comment in more detail on Policy G1 below.

**Policy G1      Development Criteria**

*All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria will be applied:*

- (a)      *Development will be sympathetic to existing and proposed land uses in terms of its size, intensity and nature;*
- 5.3.3 It is our opinion that the proposal is appropriate in terms of size and scale. It is lower than the existing dwelling in terms of eaves and ridge height; this creates a subservient stance to the extension. The second storey element of the extension is also set back from the existing building line to reduce impact. It is set to the side of the main dwelling and follows the existing roof style to create an appearance of continuity, albeit at a lowered height from the main dwelling.
- (b)      *The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations;*
- 5.3.4 As the proposal is solely for private use it is our opinion that there will be no effect on traffic generation whatsoever.
- (c)      *Developments should make adequate arrangements for car parking;*
- 5.3.5 Due to the private nature of the development it is our opinion that the development will have no adverse effect on parking provision.
- (d)      *A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated;*
- 5.3.6 An existing driveway serves the property and is set back from the main highway with good visibility splays. Given that the proposal regards private residential use it is our opinion that there will be no effect on traffic generation whatsoever.
- (e)      *The density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities;*
- 5.3.7 The visual appearance of the proposed development will be one of concurrence between existing and new. The extension will be to the side of the property and with the introduction of the proposed lean to roof extending across the front elevation will provide an enhanced appearance to the entire front façade of the building, which at present has a very plain and uninspired look.



*(f) Developments should provide adequate arrangements for servicing and public utilities;*

5.3.8 The private, domestic nature of the development means any arrangements involving public utilities are already existing and therefore of no consequence to this application

*(g) Developments should provide adequate day lighting and privacy;*

5.3.9 It is our opinion that the distance between existing structures will ensure no adverse effects regarding light provision to the neighbouring property. The absence of any windows in the side elevation also respects the privacy of neighbouring properties. The use of velux windows in the roof structure, at ground floor level, above the proposed kitchen area also serves to maximise natural light penetration.

*(h) Materials used should be sympathetic to the character of the area;*

5.3.9 The materials proposed for the development are sympathetic to the existing dwelling. The street scene contains various types of built form meaning no principle type of vernacular dominates. Therefore the proposal should not be attempting to emulate a particular style but should simply attempt to enhance the street scene as a whole. Thus the proposed materials will be comparable to the materials on the existing buildings to allow for an overall harmonious appearance.

*(i) Developments should not result in the loss of important open space including public and private playing fields;*

5.3.10 Open space provision will not be impacted upon by the proposed development as the site earmarked for the development already contains built form the same size as the proposed footprint for the development.

*(j) Developments should not damage SSSI's, County Heritage Sites, Local Nature Reserves or other sites of nature conservation importance;*

5.3.12 The proposed development will have no effect whatsoever on any such location.

*(k) Developments should not require culverting, artificial channeling or destruction of a watercourse. Wherever possible watercourses should be maintained within a reasonable corridor of native vegetation;*

5.3.13 The development does not involve any interference with a water course.

*(l) Developments should be economic in the use of land, water and aggregates and should not prejudice future development which would provide significant environmental and amenity improvements;*

5.3.14 The proposed development conforms to this criterion as the proposed layout is the most efficient use of land; the development is sited adjoining the existing property to the side, utilising a location already containing development as opposed to having development spread out across the site. The nature of the proposed development does not prejudice any future environmental or amenity improvement development as for the foreseeable future the site will remain private property for the sole use of the applicant.

*(m) Where it is the intention to rely upon a private water supply, developments should provide an adequate means of water supply, which will not derogate existing users*

5.3.16 The development is supplied with water from a mains supply so would have no effect on any other users.

5.3.17 Considering the thirteen identified criteria listed in Policy G1 above we are of the opinion that the proposed development does adequately take into account the local context and conforms to the above criteria.

5.3.18 As the property is located in an area designated as Conservation Area, Policy ENV16 must be considered, this is commented on below:

***Policy ENV16 – Development within Conservation Areas***

*Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving and enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would effect its setting or views into or out of the area*

5.3.19 The proposed development has been carefully considered to ensure compatibility with the character of the area. The scale and size of the proposed development is reflective of the existing property, although the reduction in height and the siting behind the existing building line of the proposed extension will create a subservient appearance to the building and reduce visual impact. In regard to design and materials the multitude of styles in the local built form has been considered and having no principle vernacular that the proposal must reflect leads to the conclusion that the most advantageous approach is one of enhancing the building in its own rights, as its current façade is uninspiring and very dated, and thereby improving the street scene as a whole and the style and materials will also be matched to the existing, thus allowing a seamless unison of original and new. Giving consideration to the above policy we feel the proposed development conforms to this desired criteria.

5.3.20 In the preamble to Policy H10 – Residential Extensions, it examines the problems that can be encountered when residential extensions are poorly designed and sited.

The problems highlighted in the policy regard scale, design and massing, and their impact on the landscape and street scene. The policy states;

***Policy H10 – Residential Extensions***

*Proposals to extend or alter existing residential properties within the plan area will be considered on the basis of scale, design and massing of the proposal in relation to the surrounding area. Proposals which conform to the criteria set out in Policy G1 will be considered acceptable.*

- 5.3.21 We are of the opinion that the proposed development conforms to all the criteria set out in Policy G1, discussed above in paragraphs 5.3.2 – 5.3.17. This conformation to the required criteria indicates our belief that the proposed development should be considered acceptable.

**5.4 Local Planning Guidance – Ribble Valley Core Strategy**

- 5.4.1 Although the Council submitted their Core Strategy to the Secretary of State a six month suspension was granted by the Planning Inspectorate to enable the Council to update its evidence base, which will cause a twelve month delay in the adoption of the Core Strategy. The Inspectorate found the Council's evidence for housing, employment land, retail land and traveller accommodation to be out of date. Although the Council's Core Strategy document has not been adopted it is a material consideration when considering planning applications and development proposals must conform to the relevant policies of this document. Below we will comment on the appropriateness of the proposed development in the context of the relevant policies, referred to in paragraph 5.1.3 above, as follows:

- 5.4.2 In the preamble to Policy DMG1 - General Considerations, the Ribble Valley Core Strategy states that the purpose of the policy is to guide the principles of development and provide a clear approach to following the criteria required by the Core Strategy. The criteria required under policy DMG1 is in essence the same criteria required under policy G1 of the Ribble Valley Districtwide Local Plan, examined in Paragraphs 5.3.2 – 5.3.17 above, with the exception of the first criteria, therefore to avoid reiteration only this first criteria will be commented upon in this chapter;

***Policy DMG1 - General Considerations***

*In determining planning applications, all development must:*

- (a) *Be of a high standard of building design which considers the building in context principles (from the CABE / English Heritage Building in Context Toolkit);*
- 5.4.3. The Building in Context Toolkit was developed by English Heritage and CABE as a method of establishing an objective method of appraising development. The Toolkit involves a series of criteria that must be considered when appraising a proposal. These considerations are;

- *The Site - How does the proposed building relate to the site?*
- *Wider Setting - How does the proposal relate to the wider setting?*
- *Density - How does the density of the proposal relate to the density of the existing building (s)?*
- *Impact on Close Views - Has scale and siting been respected?*
- *Materials – Do they relate to the surrounding built form?*
- *Composition – Does the architecture display consideration?*
- *Public realm – What contribution, if any, is made to the public realm?*
- *Views and vistas – What affect has the proposal on the existing views and vistas?*

5.4.4 We consider that the proposed development properly and adequately reflects the relevant criteria listed above. The siting of the proposed development has been carefully selected to have the least possible impact on both the applicants' property and the neighbouring properties, particularly in regards scale and appearance. The wider setting of the area is also respected as the street scene is one of variance and individuality, therefore the enhancement of the applicant's property can only be seen as positive for the locality as a whole. The scale of the development relates well to the existing property and together with the reduced height of the building ensures there will be no undue visual impact on the surrounding area. The development does not represent over-development as it primarily uses a footprint area already containing development.

5.4.5 Considering the required criteria set out in the Ribble Valley Core Strategy / Building in Context Toolkit, we are firmly of the opinion that the proposed development adequately takes into account the local context and we feel that the proposed development represents a sympathetic design solution.

5.4.6 In the preamble to Policy DME4 - Protecting Heritage Assets, the Ribble Valley Core Strategy states that the purpose of the policy is to protect and enhance heritage assets and their settings. The policy itself states;

***Policy DME4 - Protecting Heritage Assets***  
***(1) Conservation Areas***

*Proposals within or closely related to conservation areas should not harm the area. This should include considerations as to whether it respects and safeguards the architectural and historic character of the area as set out in the relevant conservation area appraisal. Development in these areas will be strictly controlled to ensure that it respects the character of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces.*

5.4.7 The main driver of this policy is contained in the opening line, '*proposals within or closely related to conservation areas should not harm the area*'. The proposal outlined in this statement is not one of harm but one of enhancement. The building in its current form, as previously discussed, is uninspired and lacking any sort of character. It is a plain 'box' in a street scene containing properties displaying character. Converted stone built rural buildings, semi-detached period properties, quaint cottages and attractive semi-detached bungalows together make

up the existing street scene. In the middle is our applicant's property, looking dated and merely functional. The original purpose for which this property was built, as a 'beat house' contributes to its downfall as a building built to be functional without real consideration for aesthetics. This application presents the Council with an opportunity to grant permission to transform this uninspiring box into an attractive, individual building that will not only be a good sized family home but as a consequence of the improved aesthetic appearance of the building will improve the overall vista and enhance the character of the area.

## **5.5 Local Planning Guidance – Ribble Valley Supplementary Planning Guidance – ‘Extensions and Alterations to Dwellings’**

- 5.5.1 The Ribble Valley Supplementary Planning Guidance – ‘Extensions and Alterations to Dwellings’ was adopted in September 2000 as a part of the Local Development Framework for the Borough. Below we will comment on the appropriateness of the proposed development in the context of the relevant guidance outlined in this document, referred to in paragraph 5.1.4 above, as follows:
- 5.5.2 This Supplementary Planning Guidance document has been prepared by the Council to explain the Council's planning policy regarding residential extensions and alterations to dwellings. It serves to incorporate all the design criteria required for appropriate development into a concise document that reflects best practice and therefore acts as a material consideration when determining planning applications. Upon consideration we feel that the proposed development does reflect this general guidance and will comment in more detail below.
- 5.5.3 The guidance generally sets out the importance of any proposed development being sympathetic to its surroundings, both in terms of visual appearance and the actual siting of the development. It advocates the preservation of character and respect for unaffected amenity, particularly neighbouring properties. In terms of visual appearance the guide recommends the use of materials to match the form of any existing dwelling; it also advocates the preference for a pitched roof incorporated into the development and regarding the Conservation Area designation specifically states “any development to these areas is expected to contribute to their character”.
- 5.5.4 The proposed development meets the criteria outlined in the document; the construction materials proposed will be sympathetic to the existing dwelling. The walls and all openings will be formed to match the existing dwelling. The doors and windows of the entire property are to be new to allow for uniformity throughout the property. The proposed roof is to be pitched and the ridge is to run parallel to the existing ridge, albeit at a reduced height of 0.4 metres, and covered in blue slate. The proposed development represents an architecturally sympathetic development, considerate to its surroundings regarding its design and a significant enhancement over and above the existing dwelling.
- 5.5.5 In terms of the siting of the development the guide recommends that consideration be given to the impact any development will have on architectural character and

the loss of amenity, both for the existing property and any affected neighbouring properties. Of particular consideration is the recommendation of avoidance of over-development of the garden space and overshadowing of neighbouring properties.

- 5.5.6 The proposed development is considerate of this guidance. The neighbouring properties are of an appropriate distance from the development as to be virtually unaffected by its construction. The proposed site utilises a very small percentage of the area of the properties curtilage, using an already developed parcel of land. The reduced height of the construction and the respect for appropriate distance from the properties boundary line also reduces the visual mass of the development and negates any overshadowing issues. The slight increase in building mass is felt to be proportionate to requirements and the increased size responds directly to guidance contained in the SPG which states *“It is also important to maintain a supply of different sized properties to meet the needs of all sectors of the rural community”*.
- 5.5.7 The guidance recommends that the *“any extension is set back from the main frontage”*. On the proposed development this has been achieved with the second storey element of the extension which is set back from the main frontage by 1.1m. Although the ground storey element of the extension is in line with the existing frontage this type of development was deemed acceptable in planning application 3/2011/0605 (discussed below) where the officers delegated report states *“the ridge height will be set down from the main ridge height of the property by 0.4 metres and set back from the front building line by 1.1m at first floor level thus satisfying the requirements of the Councils SPG on ‘Extensions to Alterations and dwellings’ (sic) ensuring that the extension is viewed as a subservient addition to the main property”*. The fact that our proposed development is also set down 0.4 metres and back 1.1 metres further confirms that our proposal satisfies guidance requirements.
- 5.5.8 Guidance contained within the SPG outlines that size controls for extensions within Conservation Areas will be more strictly enforced than for extensions outside the designation. The guidance recommends that ideally a 33% increase in floor area should be observed. Although our proposal represents a slight increase in this figure, our proposal would see a 42% increase, we believe this slight increase is mitigated by the quality of the finished article. The guidance states *“In considering applications for sites on the fringe of a settlement or with close visual linkages to settlements the 33% figure may be relaxed to a degree. This will be assessed on the merits of the individual case”*.
- 5.5.9 We are of the firm belief that this is such an occasion where the scheme as a whole must be assessed on its individual merits, and not merely strict adherence to figures. Our proposal represents an opportunity for the Council to grant permission for the rejuvenation of a ‘tired’ property that is derogatory to the street scene as a whole. The renovation of this property would represent an enhancement for the area as a whole and a positive contribution to the Conservation Area.

## **6. SIMILAR DEVELOPMENT APPROVED WITHIN THE BOROUGH**

- 6.1 We are aware that development similar to that proposed in this planning application has been approved by the Council in the Borough. This section of the Planning Statement will examine one example which we consider offers particular support to the approval of our client's application. This accepted proposal is outlined below;
- 6.2 Planning application number 3/2011/0605 granted planning consent for the construction of a two storey side extension, single storey rear extensions, detached garage and gravel hardstanding parking area for four cars. This planning application, which allowed similar development in the Borough, provides a clear indication that the type of development proposed in our client's planning application has been considered to be acceptable in the Borough and supports our assertion that the design, layout and proportion of the development proposed are acceptable and should receive a positive recommendation. The appendix to this document contains before and after images of the property that was subject to the above planning permission, with the similarities between this application and our proposal these indicate the enhancement that the applicants proposal could bring to the current building and the conservation area as a whole.
- 6.3 It should be noted that this application was not in a designated conservation area, as the applicants is, but the principle of the development was deemed acceptable in line with Council guidance, therefore our proposal, which is almost identical, should be met with similar approval.

## **7. SUMMARY AND CONCLUSION**

- 7.1 This application proposes the construction of a part two storey, part single storey side extension constructed of block work and rendered to match the existing dwelling, under a slate roof, which will provide ground floor kitchen/dining/lounge accommodation with en-suite bedroom accommodation above. The development would be located wholly within the residential curtilage of 70a Downham Road utilising an already developed area of the land and would be solely for the private usage of the applicant. The development will not result in any adverse amenity issues or privacy infringements with regard to any neighbouring property.
- 7.2 The applicants have lived in the Chatburn for the last 12 years. Their son attends the local school and they are a part of the community. Accordingly they want to remain in the village. The proposed development will allow them to do so by enabling the applicant to make improvements to their recently acquired property through the incorporation of the proposed development. This will enable the applicant to develop the property to make it suitable for their long term requirements whilst enhancing the character of the building and improving the overall aesthetic of the locale.

- 7.3 We have assessed the proposed development against the relevant saved policies of the adopted Ribble Valley Districtwide Local Plan (adopted June 1998), the relevant policies of the Ribble Valley Core Strategy (currently un-adopted) and we are firmly of the opinion that the proposed development complies with the relevant policies of both of these documents. The size, scale and siting are all proposed to reflect the desired aspirations of the applicants but are also in our opinion the most advantageous outcome regarding enhancement of the Conservation Area and street scene as a whole.
- 7.4 The development has been considered with regard to the guidance contained in the Ribble Valley SPG: 'Extensions and Alterations to Dwellings', and we are confident that the proposed development complies with the guidance outlined within it. The development is on a site that as a whole is set back from the main highway with the proposed siting of the development itself set back from the building line at two storey level, this results in the proposed extension being subservient to the existing building. The reduction in height of the ridge line of the roof further adds to the perceived reduction in impact. This development also accedes to guidance regarding the importance of maintaining "*a supply of different sized properties to meet the needs of all sectors of the rural community*".
- 7.5 The introduction of the National Planning Policy Framework in 2012 clearly gave a new emphasis to allowing sustainable development to proceed and we consider that the development proposed in this application is sustainable and does not result in any significant adverse impact which would warrant its refusal.
- 7.7 We have made reference to a similar development which has been approved in recent years by the Council. This supports our view that the proposed development does conform to policy and should be regarded as an enhancement to the area. Therefore we believe the application should be supported by the Council and we would therefore expect a positive outcome to the application in due course.

Signed..........Date.....18.12.2013.....

**Paul Fay. BSc (Hons)**  
**For and on behalf of Gary Hoerty Associates.**



# APPENDIX



**Before development - Application number: 3/2011/0605 – 21 Clitheroe Road, Whalley, BB7 9AA**



**After development - Application number: 3/2011/0605 – 21 Clitheroe Road, Whalley, BB7 9AA**