

Proposed side extension at Wolfen Lodge, off Fish House Lane, Chipping, PR3 2GR

Planning Statement

320150245P



March 2015

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Introduction

The following statement is to accompany a householder planning application for the erection of a side extension at Wolfen Lodge, Fishpond Lane, Chipping. The extension would be constructed in materials to match the existing dwelling.

It is essentially single storey but it does include an en-suite in part of the roof space

The Site and Proposal

The application site falls within land defined as green belt

Planning history

Planning approval was granted in 1974 for the conversion of the barn to a dwelling.

General permitted Development rights were not removed (See officer report re no 3/03/0988/P)

3/03/0988P

Approval granted on the 23rd of December, 2003 for the extension and refurbishment of the dwelling to include a garden room and porch

2009/0413

Planning permission refused on the 29th July, 2009 for a two storey extension to the East (front)elevation of the property

Relevant planning policies

NPPF

89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- *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;*

District wide Local Plan

EXTENSIONS TO CONVERTED RURAL BUILDINGS

POLICY H18

In its determination of applications for change of use of rural buildings to dwellings, the Borough Council will impose a condition requiring that any future extensions or external alterations to the dwelling including any development within the curtilage as defined in schedule 2 Part I Clauses A to E of the Town and Country Planning General Development order 1988 (or any order revoking or re-enacting that order) shall not be carried out without the formal consent of the Borough Council.

Proposals to extend or alter previously converted rural buildings within the plan area will be considered on the basis of the scale design and massing of the proposal in relation to the character of the existing building and the surrounding area. Proposals should be in keeping with the local tradition in terms of design, materials, geometric form and window and door openings.

Adopted Core Strategy

Key statement EN1: Green Belt

The overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of the designation.

5.2 Why are we taking this approach?

This key statement is in line with the national policy providing the local interpretation of these national policies. It is important that the Green Belt is maintained in Ribble Valley to help preserve the character of the area. It is recognised that whilst the extent of the green belt is limited, it is complimentary to the green belt designations in neighbouring districts. Some minor changes will be considered where appropriate to rationalise the existing green belt boundaries in response to findings of the evidence base. This will be dealt with in detail through relevant development plan documents.

Policy DMG1: General Considerations

10.4 in determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the building in context
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5 has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as ssis, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.

- 3. All development must protect and enhance heritage assets and their settings.*
- 4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.*
- 5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible*

Infrastructure

- 1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.*
- 2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.*
- 3. Consider the potential impact on social infrastructure provision.*

Other

- 1. Not prejudice future development which would provide significant environmental and amenity improvements.*

This policy helps deliver the vision for the area and gives an overarching series of considerations that the council will

Have regard to in achieving quality

Extensions and Alterations to Dwellings 2000, SPG.

The SPG states that the development of large extensions in relation to small rural dwellings is akin to the construction of new dwellings. For this reason development proposals in excess of 33% increase in floor area (of the original dwelling) are not likely to succeed. In considering sites on the fringe of settlements or with close visual links to settlement the 33% may be relaxed to a degree. This will be assessed on the merits of the case.

Having regard to the above policy the following table is provided in support of the application

		M2	M2
Floorspace of original dwelling	Ground floor	151	
	Second floor	151	
	third floor in roof (only usable space)	89	
Total original			391
Garden Room		25	
Porch		7	
Proposed new extension		102	134
Percentage cumulative increase on original			34%

Summary of policies in relation to the proposal

1. The NPPF permits extensions to individual dwellings so long as the extensions are not disproportionate. The Council's SPG defines this as an advisory 33% increase in floor area – though the figure can be relaxed on the fringe of settlements or with visual links to settlements. In this case the Wolfen Lodge forms part of a small settlement based around Wolfen Mill. The proposal (including earlier additions of the garden room and the front porch) adds 34% - very slightly over the 33% figure but insignificantly so.
2. The design and appearance of the extension is in keeping with the dwelling in terms including proportions, shape, roof line and pitch and materials
3. The proposed extension will not give rise to any adverse effect on adjoining dwellings or on the general landscape

Ecology

The proposed development will not affect the roof of the existing building. The wall to which it will be attached has no openings which might otherwise be used by roosting bats

Scale and Amount of Development

The proposal is for a side extension in matching materials with pitched roof.

Layout

The main aim has been to reflect the external appearance of the existing building as much as possible and to opt for an ancillary and subservient extension.

Landscaping

The scheme does not include or any change to the existing landscaping.

Appearance and the relationship to its surroundings

The existing house is not close to other buildings and dwellings. It is therefore possible to extend and alter this building without causing harm to the existing pattern of development that surrounds it. Walling, roofing and window materials would match the existing building.

Access

The application does not propose any changes to existing access.

