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**The Holly,  
Leagram,  
Preston  
PR3 2QT**

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**Proposed Roof  
Extension above  
Garage to form Live-  
in Carer  
Accommodation**

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**Planning Statement**

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**March 2015**

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**Janet Dixon**

**TOWN PLANNING**

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**Ref. W/C725**

## **1.0 INTRODUCTION**

- 1.1 This Planning Statement has been prepared by Janet Dixon Town Planners Ltd on behalf of Mr and Mrs Potter in support of a planning application for a garage extension to provide live-in carer accommodation at The Holly, Leagram.
- 1.2 The need to provide live-in carer accommodation has arisen from Mrs Potter's Lewy Body Dementia diagnosis. Unfortunately the past 6-9 months has shown a cognitive decline which also sadly has coincided with a fracture of her left patella (kneecap). The fracture has had two failed attempts at surgical repair resulting in significant decreased function and mobility. Mrs Potter's risk of falls has increased significantly and she now requires constant monitoring when mobilising around the home. Both Mrs Potter's GP and Physiotherapist have provided confirmation of her condition and support of the application which can be viewed in Appendix 1, 2 and 3 of this statement.
- 1.3 At present Mr Potter is providing care for his wife, however given his stage in life and several medical conditions of his own it has reached the time when 24 hour care is required. The fact that the property is relatively isolated and outside of any settlement boundary further generates a need for permanent in-house care. The applicants state that other means of meeting the care needs of Mrs Potter have been considered, including residential care; this option has been discounted on the basis that it would significantly affect her quality of life.
- 1.4 The statement summarises the description of the site and proposed development; its compliance with the development plan and national planning policy and the assessment of other material considerations. It concludes that planning permission should be granted.

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 The application property comprises a barn conversion dwelling with a detached three car garage set within a sizeable, relatively isolated plot to the north of Hodder Hole Wood. The detached stone built garage with slate roof is the focus of this application and is a later addition which was constructed when permission was granted to convert the Barn to residential in 1999.
- 2.2 The application site is located outside any settlement boundaries in an otherwise undeveloped rural locality, within the Forest of Bowland Area of

Outstanding Natural Beauty (AONB) as defined by the adopted Ribble Valley Districtwide Local Plan Proposals Map.



**Figure 1: Application property**



**Figure 2: Site Location**

## Planning History

2.3 The following permissions have been granted at the application site:

- 3/99/0752 *Change of use of barn to dwelling and erection of 3 car garage and garden store (change of house type)*. Approved 1999
- 3/00/0817 *Helicopter building and retention of hard standing*. Approved 2001
- 3/2006/0325/P *Erection of Swimming Pool in garden*. Approved 2006

2.4 It should be noted that permissions 3/00/0817 and 3/2006/0325/P, owing to a change in circumstances have not been implemented and have since expired.

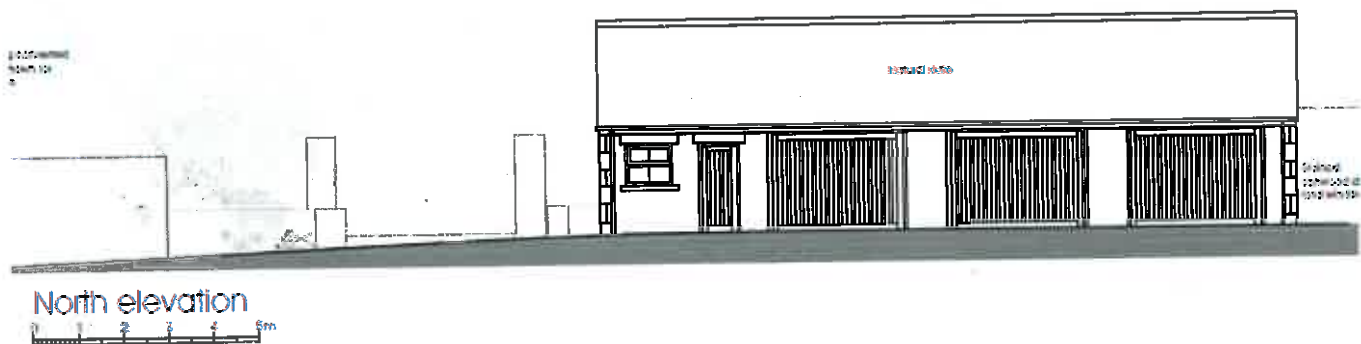
## 3.0 SCHEME PROPOSALS

3.1 The application seeks planning permission to extend the existing garage in order to provide live-in carer space for the reasons previously set out. As shown on the accompanying plans, it is the applicant's intention to raise the garage roof to provide living space above the current vehicle store.

3.2 The proposal would see an additional floor created which would result in a 1m increase in building height. The insertion of three dormers and a roof light to the front elevation (facing the garden) are proposed alongside four roof lights to the rear elevation (fronting the highway). As shown on the accompanying plans, the annex will be accessed via the front elevation via an internal stairway which provides access to a bathroom, double bedroom and kitchen/lounge.



**Figure 3: Application building**



Existing North elevation



Proposed North Elevation

Figure 4: Existing and Proposed comparison

## 4.0 RELEVANT PLANNING POLICY

- 4.1 This section will set out the relevant Local and National planning policy context.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2012).

### Core Strategy (2014)

- 4.3 The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028. The following policies are of relevance to the proposal:

- *Policy DMG1: General Considerations – sets out the general principles relating to design, access and amenity and environment; proposals must be of a high standard of building design, be sympathetic to its surroundings and consider highway implications.*
- *Policy DMH5: Residential and Curtilage Extensions – proposals to extend residential properties must accord with Policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives should generally speaking provide only a modest level of accommodation and be capable of integration in to the main dwelling when circumstances change.*
- *Key Statement EN2 Landscape - The landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*
- *Policy DME3 Site and species protection and conservation –development proposals which are likely to harm wildlife species protected by law will not be granted planning permission.*

#### 4.4 According to the Core Strategy's vision:

*"The Ribble Valley will be an area with an exceptional environment and quality of life for all, sustained by vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors."*

### **National Planning Policy Framework (NPPF)**

- 4.5 Section 7 of the framework sets out Government Planning Policy relating to Design. Para 56 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 4.6 It goes on to state at para.60 that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 4.7 According to the Framework at para.64, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 4.8 The framework also places great importance on providing homes which meet the needs of different groups in the community including older people and people with disabilities (para 50.)

### **5.0 PLANNING APPRAISAL**

- 5.1 The purpose of this section of the Planning Statement is to identify and assess the main planning considerations raised by the application proposal in the context of relevant national and local planning policy and guidance. The key issues are;
- the principle of the development, having regard to the provisions of the adopted Development Plan, the provisions of national planning policy and guidance and the need for the proposal



- the effect of development on the character and appearance of the area;
- other considerations such that special circumstances exist that justify the granting of permission.

5.2 Each of these matters is considered below.

### Principle of development

- 5.3 Core Strategy Policy DMH5 *Residential and Curtilage Extensions* states that proposals to extend residential properties must accord with Policy DMG1 *General Considerations* and any other designations within which the site is located, in this case the AONB (*Key Statement EN2 Landscape*).
- 5.4 The proposal simply involves the raising of the ridge of the garage roof to provide self-contained accommodation at first floor. The proposed roof would be just 1m higher than the existing roof and would reflect its current built form. Three dormer windows are proposed to the front elevation (facing the generous private garden) in addition to a modest roof light. The rear elevation (fronting the highway) would see no changes other than a small increase in height and the insertion of four small roof lights. Whilst the proposed changes would result in the size of the roof being increased in height, this would not be to such a degree that would be harmful to the scale and design of the main dwelling. The ridge of the garage would still remain lower than that of the main dwelling and would in no way dominate. The proposed fenestration would be in keeping with the fenestration of the main house and the materials would match the existing. In terms of visual impact the development relates well to the main dwelling and would appear well proportioned.
- 5.5 In regard to Key Statement DMG1: *General Considerations*, the design of the roof extension is of the highest quality providing a sensitively designed addition to this high quality property. Compliant with *Key Statement EN2 Landscape*, the proposal will clearly utilise stone to match the existing built form and slate roof, reflecting the surrounding rural style and common materials. The proposal is therefore considered compliant with the intentions of these policies and as such warrants acceptability under Policy DMH5.
- 5.6 Policy DMH5 also recognises the need to provide accommodation for elderly or dependant relatives providing the proposal is for a modest level of accommodation and can be easily integrated in to the main dwelling once circumstances have changed. The motives behind the proposal have been presented and verified by medical evidence; the self-contained annex would

provide accommodation for a live-in carer thus benefiting an elderly dependent person.

### The effect of development on the character and appearance of the area

- 5.7 It is not considered that a minor roof extension to a single storey garage of a relatively isolated dwelling would negatively impact on the character and appearance of the surrounding AONB. As already set out, in terms of design, the proposal is compliant with Key Statement DMG1: *General Considerations* and *EN2 Landscape*. To summarise, the relatively modest proposal would not adversely impact on the scale and character of the sizeable main dwelling or have an adverse effect on the context and character of the immediate surroundings. As shown in Figure 5 the nearest residential property is located some 90m away from the proposed development and owing to the sloping land the proposed development is not visible from this property. This being said there are no potential issues relating to overlooking, overshadowing or privacy given that there are no properties within the immediate vicinity. In addition, as shown in Figure 6 the dwelling is well-screened by substantial boundary treatment and a hedgerow when approaching the property from the west which further limits outside views of the proposed extension.
- 5.8 The proposed development is well-contained within the sizeable garden in that all new external additions including access to the upper floor and dormer windows will be inserted to the front elevation which faces the garden area as opposed to fronting the highway. This further minimises any visual impact.



Figure 5: Distance to nearest residential property



**Figure 6: Property is well screened by hedges from the west**

### **Other considerations**

- 5.9 Clearly there is a genuine need for the development being proposed, the reasons of which have been presented and evidenced by various medical professionals who concur that live-in 24 hour care is required.
- 5.10 The applicants state that other means of meeting the care needs of Mrs Potter have been considered, including residential care; these options have been discounted on the basis that they would significantly affect her quality of life. The proposal would allow for Mrs Potter to remain in the family dwelling whilst also relieving huge pressure from Mr Potter; allowing the proposal would be consistent with the overall Core Strategy vision statement, which guarantees an "exceptional quality of life for all".
- 5.11 The development being proposed as part of this application is relatively trivial when compared to previous permissions granted at the property, including for an outdoor swimming pool of 163sqm<sup>1</sup>. The Case Officer concluded that the swimming pool proposal represented 'an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside, nor would its use have an adverse impact on highway safety'. The application proposal is obviously much smaller and it is within this context that the application be considered.

<sup>1</sup> App ref no. 3/2006/0325/P

## **6.0 CONCLUSION**

- 6.1 This Planning Statement demonstrates the merits and acceptability of the proposed roof extension over the garage to form self-contained live-in carer accommodation at The Holly, Leagram.
- 6.2 The proposal represents a high-quality, sustainable form of development which is compliant with both local and national planning policy and which responds positively to its setting and surroundings and will not result in any adverse impacts in respect of the visual amenities of this rural locality.
- 6.3 A genuine need for the development has been presented and it has been concluded that the proposal would greatly improve the quality of life of the applicant.
- 6.4 Paragraph 186 of the NPPF states that local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development.
- 6.5 For the reasons set out in this Statement and the supporting application plans and documentation, the Council is asked to grant planning permission for the proposed development.

**Janet Dixon Town Planners Ltd**

**March 2015**

**Appendix 1 – Medical Evidence**



**Alderbank**  
Physiotherapy & Sports Injury Clinic

132 Preston Road  
Grimsargh  
Preston PR2 5JQ

fr 01772 653601

es: lee@alderbankphysio.co.uk  
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11<sup>th</sup> March 2015

To Whom it May Concern

Re: Support of planning Application for Mr & Mrs Potter,  
The Holly, Leagram Road, Chipping, PR3 2QT

I am writing as Mr & Mrs Potters physiotherapist, having known them for several years and helped them with a variety of physical complaints and injuries over the years.

As you are aware Mr Potter is hoping to build an extension to his home to accommodate a live in carer to help look after his wife Pam, who has been diagnosed with 'Lewy body dementia'. This condition is progressive but her specialist was hoping the medication would control deterioration somewhat. Unfortunately the past 6-8 months has shown a definite cognitive decline which also sadly has coincided with a fracture of her left patella. This fracture has had 2 failed attempts at surgical repair resulting in the wearing of a knee brace and significant decreased function and mobility. Mrs Potter's risk of falls has increased and she now requires almost constant monitoring when mobilising around the home.

The Lewy body dementia has reduced her ability to initiate activities on her right side and has thus become increasingly dependent on the already weak and painful left knee. Her dependence on her husband Jim, has increased massively recently and despite a carer attending pam 3 days/week the pressure on Jim and the couple is increasing. Mr Potter himself has several conditions which make his own mobility difficult, never mind the caring of his wife. He has a fused left ankle joint, right total knee replacement, had meningitis which affected his spine and required lumbar decompression surgery and he also has cervical spondylosis and bilateral carpal tunnel and ulnar nerve entrapment.

I feel it is commendable of Mr and Mrs Potter aiming to achieve maintaining as normal life as possible within their home. If adaptation to their home allows the convenience of a permanent carer to help them achieve this then it should be encouraged and applauded. Any help you can provide in making this a possibility would be greatly appreciated.

I trust this meets with your approval.

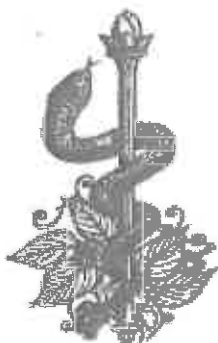
Yours sincerely

Lee Barker M.C.S.P  
Registered with the Health Professions Council



Chartered Institute of Physiotherapy  
Registered Limited Company (0492400) - Alderbank Therapy Clinic Limited  
Directors Lee and Victoria Barker

**Appendix 2 – Medical Evidence**



**BERRY LANE  
MEDICAL CENTRE**

Berry Lane  
Longridge Preston  
Lancashire PR3 3JJ

Telephone 01772 783021  
Fax 01772 785809

Dr G. Rowlandson  
Dr S. J. Griffin  
Dr D. A. Lakeland  
Dr C. M. Gee  
Dr V. J. Miller

Please address your  
letter to the  
doctor concerned

09-Mar-2015

Our ref: NK/jbd

Mrs P Potter  
The Holly  
Leagram Road  
Chipping  
Preston PR3 2QT

**To whom it may concern:**

I can confirm that Mrs Potter suffers from Lewy Body Dementia. This is a progressive condition that leads to slowing down in movement, rigidity of the arms and legs, tremor, reduced mobility and impairment in memory and mental health.

Due to the progressive nature of the illness often these patients do require regular support from carers and eventually they often do end up requiring 24 hour care and help with most activities of daily living.

Yours sincerely,

Dr N Kafeem

**Appendix 3 – Medical Evidence**

**DR S D V SHAUNAK MD FRCP**  
**Consultant Neurologist**

Appointments:  
Tel: 01254 507617  
Fax: 01254 507696

Consulting Rooms  
Beardwood Hospital  
Preston New Road  
Blackburn  
BB2 7AL

Secretary: *Zoe Rogers*  
Direct Line: 01772 522557

SS/ZR  
25 March 2015

Mrs P Potter  
The Holly  
Leagram Road  
Chipping  
Preston PR3 2QT

To Whom It May Concern:

Re: **Pamela Potter DOB 18.09.41**  
**The Holly Leagram Road Chipping Preston PR3 2QT**

I am writing to confirm that Mrs Potter is under my care with a diagnosis of Cortical Lewy Body disease.

This is a variant of Parkinson's disease which causes dementia and progressive immobility. Her condition is likely to worsen over the next few years, both in terms of motor function and cognition, and there is a high probability that she will require a carer.

I would therefore support her application for construction of a carer's apartment above her garage.

Yours sincerely

*SDV*  
  
**Dr S D V Shaunak**  
**Consultant Neurologist**

