

Proposed Extensions to the
side and rear of existing
detached dormer bungalow,
Brookside Cottage, Preston
Road, Ribchester. PR3 3YA

Supporting Statement

Trevor Hobday Associates
Development Management
Consultants

Trevor Hobday MRTPI

This statement is made in support of a planning application for the erection of domestic extensions to the side and rear of Brookside Cottage, Preston Road, Ribchester. PR3 3YA

1 Site Location

- 1.1 The application site comprises a detached dormer bungalow with attached single storey garage to the southern elevation. The site is very well screened from Preston Road. There are open fields to the rear and northern side of the curtilage. To the south lies a pair of two-storey semi-detached properties 7 and 8 Hospital Cottages.
- 1.2 Whilst the area generally is open and rural in character, the application site forms part of a substantial group of residential properties on both sides of Preston Road. These dwellings encompass many varied forms of design from single storey, two storey detached and semi-detached through to large detached with differing roof configurations both pitched and flat.

2 Planning History

- 2.1 The application as submitted has been the subject of two pre-application enquiries. Following the first one, the applicant made significant amendments to the design and external appearance of the proposed extensions and again made a formal pre-application enquiry (RV/2016/ENQ/00061). Frankly, the response issued on the 11 May is meaningless. Further, in the intervening period, the adjoining properties, 7 and 8 Hospital Cottages have received the benefit of planning consent for substantial side and rear extensions which have clearly been set aside by the planning authority in its pre-application response as being neither material nor relevant. Details of these approvals appear elsewhere in this statement.

3 The Development Plan

- 3.1 In preparing this appeal statement, full regard has been made to the relevant policies in the Development Plan including those in the Adopted Core Strategy. Current Government advice contained in the National Planning Policy Framework has also been considered. It is respectfully submitted that the following Development Plan Policies are the most relevant against which to assess the merits of the proposal:

The Core Strategy

Development Strategy

Policy DMG1 –General Considerations

Policy DMH5 –Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

4 Background

- 4.1 In putting together this planning proposal, the applicant has sought to address the issues raised by the recent pre-application enquiry. In the first instance, it should be noted as a material consideration, that there are extant consents for substantial two-storey extensions to the side/rear of properties 7 and 8 Hospital Cottages which lie immediately adjacent to

the southern boundary of the application site. Under application 3/2016/0018 and 3/2016/0016 these proposals were approved by the planning authority on 12 February 2016.

5 *Effect upon character and appearance*

- 5.1 The application site is wholly residential in character. It comprises a detached dormer bungalow with an attached flat roofed garage on its southern elevation. The property is set well back from the highway and is very effectively screened, to the effect that one cannot see the property until immediately in front of it. In this regard the proposed extension will have little, if any, visual impact upon the overall character of this part of Preston Road.
- 5.2 The configuration of the existing dormer bungalow is that the “height” of the dwelling is contained in the front elevation. The rear pitch of the existing roof is shallow by comparison to the front though it does contain a dormer. In order to better utilise the rear roof space it is necessary to design the rear extension with a “gable” under a pitched roof. The submitted plans set out the detail of the extension. Further, the existing flat roofed garage will be replaced with the two-storey side extension which effectively turns the corner onto the rear elevation. The materials proposed in construction of the extension are entirely appropriate and match the existing dwelling. The greater parts of the proposed extensions are to be located on the rear elevation. This rear garden area is substantial in size and borders onto open fields. There will be no overlooking or loss of residential amenity. Further, there will be no detrimental or adverse effect upon the overall character of the locality.
- 5.3 The proposed design and external appearance of the proposed extensions are entirely in keeping with the aims and objectives of Policies DMG1 and DMH 5 of the Core Strategy. The extensions are proportionate and commensurate in size to the overall footprint of the host dwelling; they are subservient and not dominant. They do not dominate the street scene or the character of this part of Preston Road when assessed against the backdrop of all the other dwellings in the immediate locality.

Effect upon living conditions of adjoining occupiers

- 5.4 The proposal has been shown to the adjoining occupiers at 8 Hospital Cottages; they have raised no concerns with the applicant, which is understandable. The application site lies to the north of the adjoining pair of semi-detached properties 7 and 8 Hospital Cottages. Given the juxtaposition of the application property to the boundary, together with the trajectory of the sun from east to west, there will be no loss of sunlight or daylight, as a matter of fact! Further, given the design of the proposed extension on the side elevation of the existing dwelling and the removal of a flat roofed garage, there will be no loss of privacy to the adjoin dwelling with particular reference to outlook.
- 5.5 As set out in paragraph 4.1 above, there are two extant planning consents for substantial extensions across the whole rear elevations of 7 and 8 Hospital Cottages. It is noted in the planning case officer’s report, when presenting the applications to committee, that reference is made to Core Strategy policies DMG1 and DMH5 (amongst others); these are identical to the ones referenced in the pre-application response to the applicant’s proposals.

In setting out the rationale for the recommendation to refuse the applications, the case officer indicated that “.....the proposed two storey extension would impact on the character of the host dwelling due to the significant increase in mass to the rear.....it would completely overwhelm and wholly dominate the application property on both side and rear elevations and would result in a cumulative increase in volume of around 80% of the volume of the original dwelling.” The report so advised that the proposal was contrary to policies DMG1 and DMH5 of the Core Strategy. Surprisingly, the case officer, when advising in the report about the impact of these extensions upon the amenities of adjoining residential occupiers, concluded that there would be no harm to the living conditions of adjoining occupiers! For the avoidance of doubt and in the interests of clarity and transparency, the script in italics above, is taken from the planning officers report in dealing with and presenting application 3/2016/0018/P to planning committee.

- 5.6 It is respectfully submitted that the decisions taken by the planning authority with regard to the proposed extensions at 7 and 8 Hospital Cottages (3/2016/0018 and 3/2016/0016) are material and relevant considerations in the determination of the proposal for extensions to Brookside Cottage; the issues are identical, the planning policies against which to assess the proposal are identical; the applicant has the right to assume therefore that the decision of the planning committee will be identical!

6 Planning Conditions

- 6.1 A condition relating to the approval of materials before development commences is acceptable.

7 Conclusions

- 7.1 The proposal relates to an application for extensions to the side and rear of a two-storey detached dormer bungalow. The proposal is proportionate in scale to the overall footprint of the existing dwelling; it is appropriately designed, sits comfortably on site and will have no adverse effect upon either the character of the area or the outlook of adjoining residential occupiers.
- 7.2 The scale, form and massing of the development is considered proportionate and in keeping with the overall character of the immediate locality.
- 7.3 The decision by the planning authority to approve substantial extensions to the side and rear of the adjoining dwellings, 7 and 8 Hospital Cottages, is material and relevant to any decision on the application now before the planning authority.
- 7.4 The proposal does not prejudice the overall development strategy set out in the Core Strategy or the provisions of the National Planning Policy Framework.

Trevor Hobday MRTPI

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