

Proposed extensions to existing dwelling and construction of detached double garage; Tythe Barn, Station Road, Rimington.

Planning Supporting Statement

Trevor Hobday MRTPI

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1 Background to Current Application

- 1.1 The applicants have previously made a formal pre-application enquiry through their architects, Peter Hitchen Architects Ltd, under reference RV/ENQ/00082. The pre-application enquiry sought support from the LPA for a development proposal as set out on drawings PHA/HW/200 and dated July 2017. The planning officer, in her response, indicated that she had no objections to the proposed single storey glazed link and garden room. She raised concerns with regard to the first floor extension and the detached garage. It is noted that the planning officer made no reference in her response to the RVBC Core Strategy policies DMG1 or DME1; she does, however, refer to policy DMH5 solely in relation to the proposed garage.

2 The Proposal

- 2.1 In essence, the proposal comprises the following elements:
- A first floor extension above the existing ground floor playroom
 - A proposed single storey glazed link from the dwelling to an existing detached single storey building to form a garden room
 - A detached double garage which is located within the existing and established narrow and linear residential curtilage

3 Planning Policy Requirement

- 3.1 Essentially, the requirement of the Ribble Valley Adopted Core Strategy (CS) insofar as it relates to domestic extensions is set out in Policies DMG1 and DME1. These policies seek to resist disproportionate additions to the original dwelling but go no further unless the dwelling is located in a particularly sensitive location (AONB or Green Belt). These policies cover a number of issues particularly with regard to overall design, scale, massing of the proposed development and its likely impact upon the overall character of the area within which it is situated. With specific regard to the proposed double garage, CS policy DMH5 is relevant.
- 3.2 The National Planning Policy Framework (NPPF) is also relevant

4 Overall Assessment

Core Strategy Policy DMG1

- 4.1 For the purposes of this supporting statement, the planning authority's attention is drawn to the formal response to the pre-application enquiry given by the planning officer. In it, she states categorically in regard to the glazed link and garden room that (inter alia) ".....I have no objection to these proposed works....". Therefore, the interpretation of CS policy DMG1 is made in relation to the proposed first floor extension.

Planning Supporting Statement

Impact upon the host dwelling

- 4.2 Policy DMG1 at point 1 indicates that a high standard of design is required and, at point 2, that development must be sympathetic to existing and proposed land uses particularly in relation to scale, massing, style and building materials.
- 4.3 The application site is a well-established detached residential dwelling situated within the settlement boundary. It has a substantial but linear residential curtilage that stretches some distance down station road. The main elevation to the dwelling fronts Station road and the design and external appearance of this elevation comprises, at first floor level, what can best be described as “quasi dormers” in that they are set within the front elevation as well as at the roof. They were approved by the planning authority as part of the original consent.
- 4.4 The proposed first floor extension is to be set above an existing ground floor room. This room is set back off the front elevation and clearly subservient in terms of massing and scale. Likewise, the proposed first floor extension is to be built on the exact footprint of the ground floor room and, furthermore, is to be set below the ridge line of the main dwelling. The “quasi dormer” mirrors exactly, those on the host dwelling.
- 4.5 It is respectfully submitted that the proposed first floor extension in terms of its, design, scale and massing is entirely in accord with the CS policy DMG1 and, furthermore, meets the requirements of the NPPF in this regard.

Character and Appearance

- 4.6 Paragraph 58 of the NPPF together with CS policy DMG1 essentially require that development proposals be sensitive to local character and respect the characteristics of the site and surroundings in terms of siting, scale, form, massing and materials. For the reasons set out above (paragraphs 4.2-4.5 incl) it is considered that the proposal meets the tests set down in policy DMG1.
- 4.7 In terms of the first floor extension, there is no increase in footprint. It will sit on top of an existing single storey playroom. This building is already set back from the front elevation. The first floor extension will also sit below the existing ridge line. In terms of the overall design and external appearance of the first floor extension, this mirrors the front elevation of the existing dwelling. To produce a scheme that did anything other than this would be seen as out of scale and character. Very clearly and rightly, the Architect has taken on board the design, scale and massing of the existing front elevation and replicated that within the proposed first floor extension. This is a very clear requirement of CS policy DMG1. Furthermore, the first floor extension is set back from the main elevation and also sits below the existing ridge line which is again a requirement of CS policy DMG1.
- 4.8 It is submitted that the proposal in general and in relation to the first floor extension in particular, is entirely in accord with the requirements of CS policy DMG1 and fully supported by the NPPF. An approval for the scheme will not prejudice the implementation of Core Strategy policy in this regard.

Planning Supporting Statement

- 4.9 The applicant has taken fully on board the pre-application enquiry response and has addressed the concerns raised by the planning officer. The scheme now before the planning authority is modest, appropriately designed, constructed in appropriate materials and will have no adverse effect upon the character of the area or the setting of the existing dwelling.

Environmental Impact

- 4.10 CS policy DME1 requires that consideration is given to the potential impact of a development upon the Environment, in this instance trees and landscape generally. It is submitted that the proposed development, in its entirety, will have no adverse impact upon the overall landscape character or quality of the immediate and surrounding landscape. No trees or hedgerows are affected. The proposal will not prejudice CS policy DME1.

Overall impact upon setting and character-Double Garage

- 4.11 The planning officer asserts, in her pre-application response that, inter alia, “.....the proposed garage would be sited on land within your clients’ ownership but outside of their defined residential curtilage in my opinion.....furthermore, I consider that the location of the garage is too isolated from the main dwelling resulting in isolated development within the landscape”. Neither the planning officer nor the CS defines what amounts to “isolated development” in this instance.
- 4.12 CS policy DMH5 relates to residential and curtilage extensions. The siting of the proposed double garage is within the lawful residential curtilage that comprises Tythe Barn. This has always been the curtilage. Therefore, it attracts certain rights and privileges under the General Permitted Development Order as amended. The applicant has moved the double garage from the position shown on the pre-application plan to that as proposed. This is opposite Back Lane (within the settlement boundary), closer to the dwelling and within boundaries set by buildings on adjacent land.
- 4.13 The siting of the proposed garage does not extend the limits of development along Station Road. It is within the existing defined residential curtilage of Tythe Barn. The proposal has no effect whatsoever upon the requirements on CS policy DMH5. An approval will not prejudice implementation of the policy.

5 Conclusions

- 5.1 The planning application proposal, in its entirety, is proportionate in terms of scale and massing, well designed and sits comfortably on the site. It is respectfully submitted that the development complies fully with the requirements of CS policies DMG1, DME1 and DMH5
- 5.4 It is respectfully requested that planning permission is granted.

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