



RTPI

mediation of space · making of place

Justification Statement



**2, Eastmoor Drive,
Clitheroe**

February 2019

Kirkwells

The Planning People

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1. Introduction

- 1.1 This statement has been prepared to support the submission of a planning application for a two storey side extension to 2 Eastmoor Drive, Clitheroe.



2. Description of site and proposed development

- 2.1 The application site is a two storey dwelling located on the end of a block of four dwellings. The estate is located on the south eastern side of Clitheroe. The immediate surrounding area consists of similar properties in blocks of either two or four dwellings. The property is faced with red brick plinth, and render with upvc window, and a tiled roof.
- 2.2 The development proposed is a two storey side extension and a single storey rear extension comprising an L-shaped structure wrapping around the existing dwelling.
- 2.3 Due to issues sourcing a red brick to match the existing red brick plinth around the dwelling, it is proposed to render all elevations similar to the property directly facing the application site at No 1 Eastmoor Drive.

3. Planning Policy Considerations

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The National Planning Policy Framework (July 2018) sets out the Government's planning policies for England. The NPPF is a material consideration when determining planning applications.

Development Plan

- 3.3 The development plan for the area comprises of the Ribble Valley Core Strategy (Adopted December 2014)
- 3.4 In determining this application, the following are considered to be the most relevant policies:

Policy DMG1 General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage Extension

National Policy and Guidance

- 3.5 The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development
- 3.6 Paragraph 8 of the NPPF states: *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
 - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

3.7 Section 12 relates to “Achieving well-designed places.” Paragraph 127 states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

4. Justification

4.1 This justification statement will assess the development against the relevant policies of the Ribble Valley Core Strategy.

4.2 Policy DMG1 of the Ribble Valley Core Strategy states as follows [inter alia]

In determining planning applications, all development must:

DESIGN

1. *Be of a high standard of building design which considers the 8 building in context principles (from the Cabe/English Heritage building in context toolkit).*
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.*
- 4.3 The proposal is for the construction of a two storey side extension and a single storey rear extension. The original submission (3/2018/0495) proposed the two storey side with dimensions of 4.05m (w) x 7.0 m (d) with a height that continued the existing roofline of the dwelling. The single storey extension to the rear proposed dimensions of 10.35m (w) x 3.85m (d) and a height of 2.6m.

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- 4.4 During the determination of the previous application, the proposal was amended, to achieve a proposal that was deemed acceptable to the Council. The resultant approved two-storey extension had dimensions of 3.3m (w) x 6.9m (d) with the ridge height stepped down from the main dwelling. The single storey rear extension was approved as submitted.
- 4.5 The proposal seeks to amend the approved scheme to raise the roof height of the extension to correspond with the ridge height of the main dwelling and create a continuous ridge line. The proposed extension will remain the same as the previous approval in all other dimensions.
- 4.6 With regard to the proposed changes, there are several extensions of a similar nature in the immediate surrounding area, which can be seen from the following photographs.



99, Hayhurst Street



1, Eastmoor Drive (directly opposite application site)



43 Standen Road



26 Eastmoor Drive

- 4.7 The reasoning for the proposed changes relates to future maintenance. The introduction of a stepped ridgeline involves the use of cavity trays and flashing to ensure there is no future water ingress. Both the cavity trays and flashing are liable for failure in the future resulting in ongoing maintenance issues.
- 4.8 The new windows and bi-fold doors will be in Rosewood UPVC, with fascia and gutters in Black UPVC to match the existing.
- 4.9 The existing car parking spaces will not be affected by the development.

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- 4.10 The existing hedge which consists of *Chamaecyparis Lawsoniana* will be removed and replaced with a native hedge and fenced.
- 4.11 The proposed two-storey extension does not include any windows on the gable elevation and projects 3.3m from the side elevation. The resultant separation distance between the front elevation of 3 Standen Road and the application site is 18metres. There will be no detrimental impact on the privacy or outlook for the occupiers of 3 Standen Road.
- 4.12 The proposed rear extension extends from the rear boundary of the existing dwelling by 3.825m at a height of 2.6m. The neighbouring property at 4 Eastmoor Drive has an existing single storey extension adjacent to the boundary. The proposed single storey rear extension will not appear over bearing, nor will it impact on the privacy or outlook of 4 Eastmoor Drive.
- 4.13 The proposed extension is set back from the front elevation by 0.6m which ensures it remains subservient to the main dwelling
- 4.14 The proposed development is in keeping with the design and character of the context of the surrounding area and will not be prominent in the streetscene, nor will it have a detrimental impact on the character and appearance of the surrounding area.

Application site in context

Application site



View looking west towards Hayhurst Street



View looking east from Hayhurst Street

- 4.15 Policy DMG2 of the Ribble Valley Core Strategy relates to development locations and the Core Strategy development strategy. The application site is located on the south eastern side of Clitheroe and is within a Principal Settlement as defined in the Ribble Valley Core Strategy.
- 4.16 Policy DMH5 of the Ribble Valley Core Strategy relates to residential and curtilage extensions and states that proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located.
- 4.17 The justification statement clearly shows that the proposed development accords with Policy DMG1 of the Ribble Valley Core Strategy.

5. Conclusion

- 5.1 The proposed extension is designed in keeping with the existing dwelling and will not have a detrimental effect on the character of the building, the residential amenity of the adjoining dwelling or the character of the wider area.**
- 5.2 The proposed extension is in accordance with the policies of the Ribble Valley Core Strategy**
- 5.3 In accordance with paragraph 11 of the revised National Planning Policy Framework with regards to the presumption in favour of sustainable development, where proposals accord with the development plan, applications should be approved without delay.**

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