

Proposed Two Storey Rear Extension, No. 8 Back Lane, Rimington, BB7 4EL

Supporting Statement:

This application has been made to seek clarification that the proposed two storey rear extension, as set out in the accompanying proposed drawings, would not require an application for planning permission.

The accompanying drawings comprise:

- Site Location Plan at Scale 1:1250
- Drawing No A101 Existing and Proposed Site Plans at Scale 1:200
- Drawing No A200 Existing Plans and Elevations at Scale 1:100
- Drawing No A300 Proposed Plans and Elevations at Scale 1:100

The site and its surroundings:

The application site is located in an elevated position to the south of Back Lane and within the settlement boundary of Rimington. The application property is a 1970s two storey, link detached dwelling with attached single storey garage structure (converted to a dining room) with a hard-standing parking area to the front and garden to the rear. The site is accessed from Back Lane by a private drive sloping steeply to the south which serves 4 properties (Nos 4, 6, 8 and 10). The house is set substantially back from Back Lane and is largely screened from views by the properties to the immediate north (Nos. 12 and 14). The rear curtilage of the site is self-contained being enclosed along its boundaries by close board fencing and some mature planting. To the far south is the rear curtilages associated with Pendle Terrace.

The property forms part of a small development built in the 1970s and though many of the neighbouring properties have been substantially extended and modernised over the years No. 8 remains largely unaltered (with the exception of the garage conversion). The application property is faced in artificial stone with timber windows under a concrete tile roof.



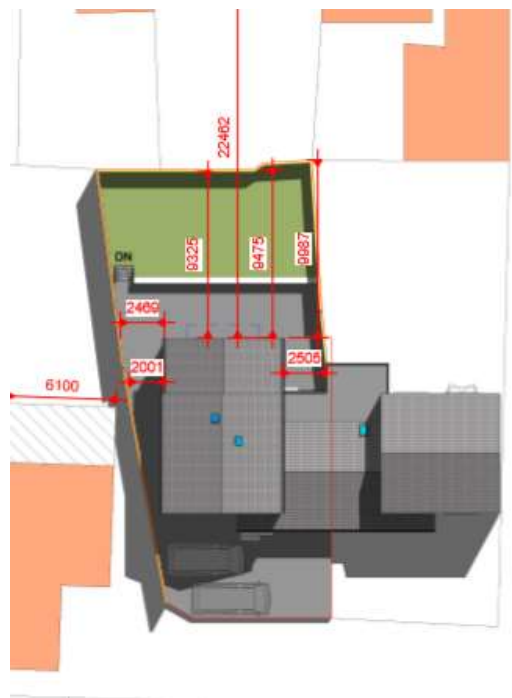
Existing front (north west facing) elevation Existing rear (south east) facing elevation

The Proposal

The two storey extension will measure 6.53m (width) by 3.0m (depth) with an eaves height of 5.0m. The ridge is set below that of the main dwelling. The proposed external materials are artificial stone finish with a concrete tile roof to match those of the host dwelling. The

openings and window frames are of similar visual appearance to those in the existing house in terms of their overall shape, colour and size of the frames.

Proposed Elevations



Proposed Site Plan



Proposed Ground Floor

Observations

The host property is a semi-detached house built in the 1970s and remains as it was first built with no additions or extensions. It is understood that the property has not had its permitted development rights removed and it is not on Article 2(3) designated land. It is considered that the proposed two storey rear extension would meet the following limits and conditions for householder permitted development rights as set out in Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended:

- No more than half the area of land around the "original house"* would be covered by additions or other buildings – *Drawing No A1001*
- The proposed extension would not extend beyond the rear wall of the original house by more than 3m - *Drawing No A300*
- The proposed extension will be attached to and extend beyond the rear elevation of the original house. It does not extend beyond a wall which forms the principal elevation of the original house; or fronts a highway and forms a side elevation of the original house - *Drawing No A1001*
- The proposed extension is set at a distance greater than 2m from the common boundary with the adjacent properties (No 6 and No 10) and as such the maximum eaves height of 3m does not apply- *Drawing No A1001*
- The proposed extension is sited at a distance greater than 7m to rear boundary which is opposite the rear wall of the main house - *Drawing No A1001*
- No part of the proposed extension exceeds the highest part of the roof of the existing house - *Drawing No A300*
- The proposed maximum eaves and ridge height would not exceed the height of the eaves or ridge of the existing house - *Drawing No A300*
- The proposed roof pitch matches the host property - *Drawing No A300*
- The proposed external materials are similar in appearance to the existing house - *Drawing No A300*
- There are no verandas, balconies or other projections proposed- *Drawing No A300*
- No upper-floor, side-facing windows are proposed - *Drawing No A300*

Conclusion

Having regard to Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended and the MHCLG's Permitted Development Rights for Householders, Technical Guidance (Updated Sept 2019) it is considered that the proposed extension would not require an application for planning permission for the reasons set out above.