

Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe BB7 2RA

Date 1<sup>st</sup> February 2021

Ref 2066 LRVBC 210201

Dear Sir/Madam,

**2066 13 Warwick Drive**

Stanton Andrews is retained by Sarah Dugdale ('the applicant') to progress a householder planning application in connection with the alterations and extension of 13 Warwick Drive, Clitheroe, BB7 2BG.

The planning application is made to Ribble Valley Borough Council (RVBC) and relates to the red edged application site boundary as detailed on the submitted location plan (dg. Ref.2066/EX00).

The purpose of this document is to present a planning overview of the proposed development, which will look to demonstrate that the principle of the development complies with the provisions of the relevant policies of the adopted development plan. In addition, the statement will seek to demonstrate that there should be no technical reasons which could hinder the grant of planning permission.

Pre-application advice in relation to this scheme was received from Rebecca Bowers of Ribble Valley Borough Council on the 12<sup>th</sup> January 2021 (RVBC Ref. RV/2020/ENQ/00127). The pre-application advice offered guidance in relation to the acceptability of the principle of development and the material planning factors to be considered as part of any application.

In general, the pre-application response advised that :

- *Extension/alteration within a defined settlement is acceptable in principle*
- *A reduction in distance to the boundary may be considered acceptable if the front elevation is set back (2m suggested) – to reduce terracing effect*
- *Extent of two storey side/rear development (4.8m to rear) would appear to dominate the main dwelling*
- *No concerns over the single storey glazed rear extension*
- *Ensure residential amenity is not detrimentally impacted – loss of light to neighbouring windows (45-degree rule)*

Policy DMG2 :- outlines further strategic considerations and assists in the interpretation of the development strategy, underpinning the settlement hierarchy for the purposes of delivering sustainable development. The policy requires developments in Tier 1 settlements (i.e. Clitheroe) to be of a scale appropriate to and in keeping with the surrounding area.

Key planning policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF) and any local supplementary planning guidance documents considered relevant to the proposal.

## 5 Principle of Development

The design of the proposed scheme is of a high standard that will provide a quality addition to the existing property whilst being reflective and sympathetic to the local vernacular. The materials, scale and design of the development are in keeping with the existing street scene whilst the proposed extension is of a scale and massing which reads subservient to the existing property.

There is a supplementary planning guide (SPG) titled 'Extension and alterations to dwellings'. This suggests a limit to extensions of 75%. The increase in area is greater than that suggested within the SPG but is consistent with what could be deemed appropriate under PD rights with less consideration. If the area of the garage, which is to be demolished, is deducted the area increase is approximately 66%.

The SPG also suggests that the impact on neighbours will be assessed using the methodology produced by the BRE. This exercise has been undertaken within the design report and has shown NOT to overshadow the neighbouring properties unacceptably.

The associated plans have also made reference to the general 45-degree rule for two storey extensions which have been used as a guide to further limit any impacts on the neighbouring properties. It should be noted that the extent of development has been reduced from the pre-application scheme to avoid any detrimental impact in terms of loss of light to neighbouring windows.

The design approach has been determined by a number of influences including the functional needs of the applicant, the physical form of the existing property, site constraints/opportunities and planning policy requirements. Ultimately, it is considered that the proposed development accords with the relevant government guidance within the NPPF and RVBC Policy DMG1 for the design of new development. It is believed the proposal will help to secure the long-term use of the property as a family home for the applicants; achieving the desired accommodation and setting up the property to provide the space for modern family living.

## 6 Other Matters

A review of the local level validation checklist has been undertaken and it is understood that the development does not constitute a householder proposal that will trigger a protected species survey, flood risk assessment or heritage statement. It is not anticipated at this stage that any other technical reports need to be undertaken.