

PLANNING STATEMENT

For
The Proposed Extension and Alterations
To
No. 2A Ribble Prospect
Clitheroe
Lancashire



Date: May 2021

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared on the behalf of Mr and Mrs Johnson, it has been prepared as part of a householder planning application which seeks approval for the proposed extension and alterations to No.2A Ribble Prospect, Clitheroe.
- 1.2** This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with planning drawing No:

- RP-01A Existing and Proposed Plans.
- RP-02 Site Location Plan.
- RP-03 Block Plan

2.0 THE SITE

- 2.1** The site is located within the settlement boundary of Clitheroe. No.2A Ribble Prospect is a detached dwelling built of coursed stone, areas of render and a concrete tile roof.
- 2.2** The property is located along Ribble Prospect which is accessed from Croal Road, it is within walking distance of Clitheroe town Centre. The site is within an established residential area.



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

- 3.1** The dwelling comprises of a detached two storey property, with the principle front elevation facing South onto Ribble Prospect. A driveway and detached garage is situated to the rear of the property, with garden amenity area to the rear.
- 3.2** The proposal comprises of a single storey rear extension to the property to facilitate an enlarged kitchen/dining area, family area and utility room. The existing entrance is proposed to be enlarged to create a suitable entrance porch area with a pitched roof to match that of the existing property.

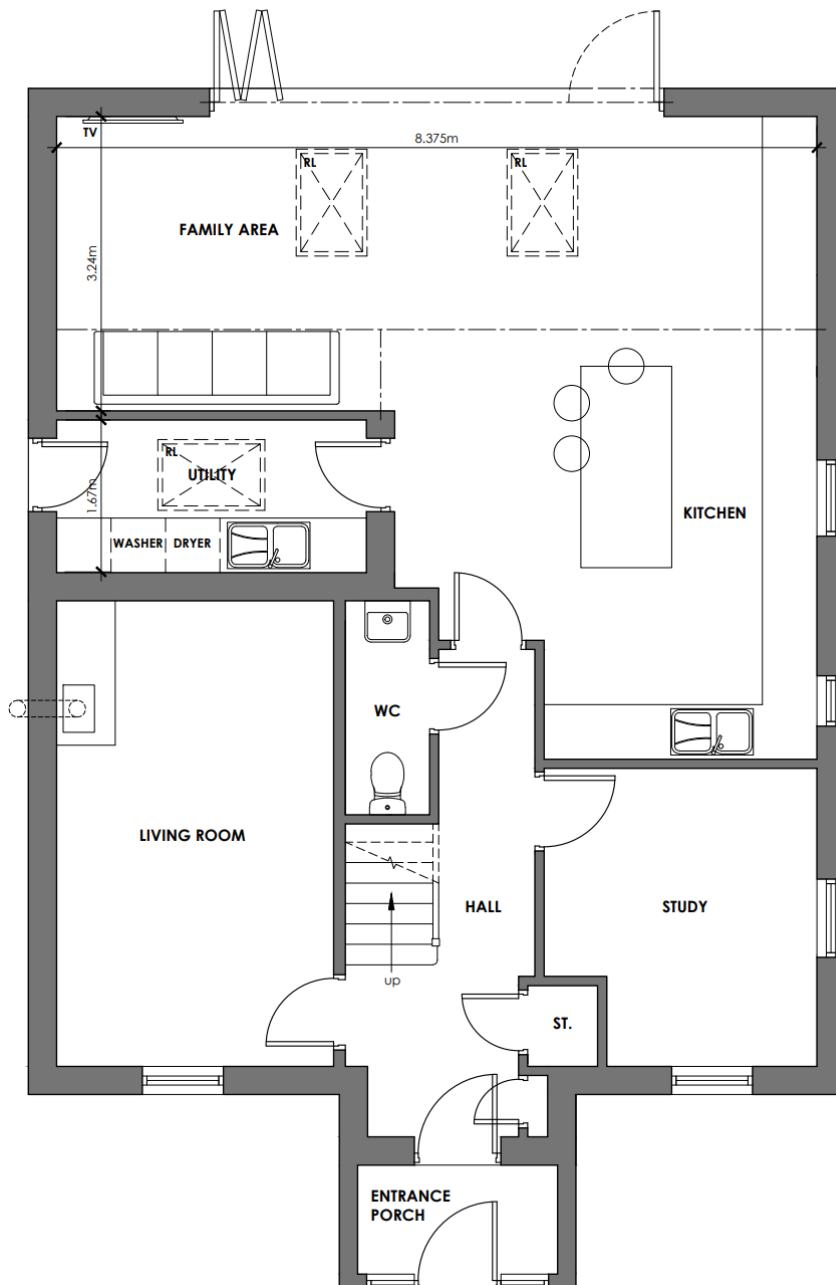


FIGURE 2: PROPOSED GROUND FLOOR PLAN

- 3.3** The size of the proposed rear extension is 9m long and projects 2.5m from the existing rear wall. The extension is proposed to be constructed from coursed stonework with a concrete tiled roof to match the existing. Rooflights have been included in the design to ensure the area benefits from large expanses of natural light.



FIGURE 3: PROPOSED ELEVATIONS

4.0 PLANNING HISTORY

- 4.1 There have been no previous planning applications submitted at No.2A Ribble Prospect.
- 4.2 Recent planning history to dwellings in close proximity:
- 3/2020/0441 - Proposed two storey side extension and internal alterations. No.1 Croal Road. Approved 22.07.2020.
 - 3/2020/0358 - Single storey extension and conversion of existing double garage to provide annexe. No.19 Croal Road. Approved 07.07.2020.
 - 3/2020/0838 - Proposed rear and side single storey extension and internal alterations to form open plan kitchen, dining and lounge. No.3 Yarrow Crescent. Approved 24.11.2020.

5.0 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2019).
- 5.2 The following policies are of relevance to the proposal:
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMH5: Residential and curtilage extensions

6.0 EVALUATION

- 6.1 The main factors to be considered are:
- Visual amenity/external appearance
 - Impact upon residential amenity
- 6.2 The principal of the proposal within the settlement boundary of Clitheroe to provide additional residential floor space is acceptable under policy DMG2 Strategic considerations.
- 6.3 **VISUAL APPEARANCE**
- The rear elevation of the dwelling will be visible from the street scene when approaching the property along Croal road and will be partially concealed by the existing coursed stone boundary wall. The design and material selection will ensure that the proposal contributes positively to the street scene and character of the area. The proposal complies with the requirements of policy DMH5 and DMG1.

6.4 IMPACT UPON RESIDENTIAL AMENITY

The proposal does not compromise the amenity of adjacent properties, or their gardens and would not result in a loss of light. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.

6.5 HIGHWAYS AND PARKING

The number of bedrooms within the property has not been proposed to be changed. There is no impact on car parking space requirements or a negative impact to the local highway.

7.0 CONCLUSION

- 7.1** In summary the proposal which forms the basis of this householder planning application has been designed to subtly provide a positive visual impact, for the site and will complement the existing street scene. The proposal does not compromise the amenity or privacy of adjacent properties, or their gardens and would not result in a loss of light. The site is within an established residential area in which similar sized extensions have been approved in close proximity. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.