

Planning Statement - 8 Back Lane, Rimington, BB7 4EL

Proposed replacement porch and front (north-west) and side (north-east) elevation of the exiting house to be rendered



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 two storey, link detached dwelling with attached single storey former garage structure with a hardstanding parking area to the front and garden to the rear. The site is accessed from Back Lane by a private drive. 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 application property forms part of a small development built in the 1970s. It is faced in artificial stone with timber windows under a concrete tile roof.

The application site is attached to the neighbouring property to the west (No. 6 Back Lane) by a single storey garage which has at some point been converted into a dining room. To the east, and positioned significantly forward of the application property, is a detached dwelling (No. 10) which has been substantially extended to the side and rear. It is noted that there is variance in the overall composition and form of the three properties with No 8 being gable fronted, No. 6 presenting its

gable to the side and No.10 projecting significantly forward of the building line and with a single storey projection to the front.



View north to Back Lane from the private drive and the rear of No. 12 Back Lane.



View south from Back Lane. The property is substantially screened from view by No. 12

Proposal:

This application seeks permission for the following:

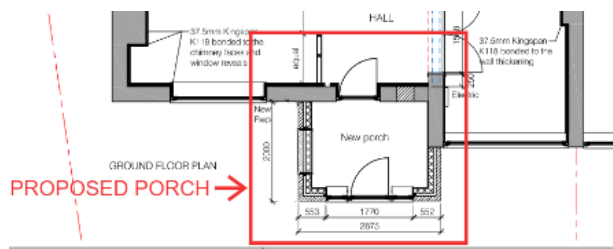
- The replacement of the existing lean to porch with a new pitched roof porch in natural stone. The proposed porch will project 2.0m from the front elevation and will measure 2.87m in width with a ridge height of 2.7m. The roof form has been designed to complement the host property which is gable fronted. The walls will be finished in natural sandstone (random coursed) and the roof in grey slate. Windows and doors will be uPVC in french grey.



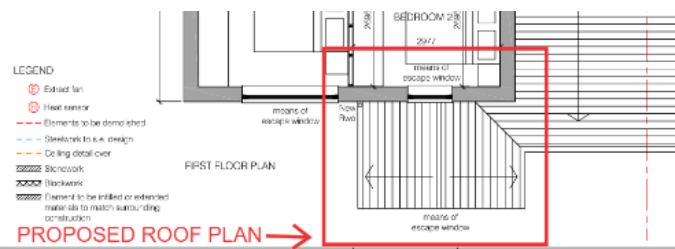
Existing Front Elevation



Proposed Front Elevation



PROPOSED PORCH →



PROPOSED ROOF PLAN →

- The application of K-render (white) to the existing front (north-west) and side (north-east) elevations of the existing house to match rear extension approved under planning permission 3/2020/0708. The render will also match that applied to No 12 Back Lane (directly fronting the application property) approved under application 03/2016/0379. It is noted that the delegated report for the discharge of condition application states that *"the materials are considered*

suitable and would not result in any significant harm to the appearance of the host dwelling or the immediate area”.

Relevant Policies:

Ribble Valley Core Strategy

Policy DMG: General Considerations

Policy DMG2: Strategic Considerations

Policy DMH5: Residential & Curtilage Extensions

Policy DME2: Landscape & Townscape Protection

National Planning Policy Framework (2019)

Relevant Planning History:

3/2020/0708: Proposed two storey extension to rear including an extension of the flat-roof, single-storey garage. Single storey extension to side. Resubmission of application 3/2019/0777
Approved

Appeal Ref: APP/T2350/D/19/3243899: Dismissed

In dismissing the appeal the inspector held that the proposed two storey front extension would not have a harmful effect on the character and appearance of the area.

3/2019/0777: Proposed two storey extensions to rear and front and a single storey side extension
The application was refused on the basis that the proposed front and rear extensions would result in an unacceptable degree of harm to the amenity of neighbouring residents. The LPA however found that the dwellings location was such that it was not readily visible from the highway and therefore the (front) extension would not be significantly prominent within the street scene. While the proposed (front) extension was significantly altering the front of the application property it was not considered to result in a significant impact on the visual amenity or character of the surrounding area, which would warrant a refusal of the application on visual amenity grounds.

Pre-application Engagement

Whilst the applicant appreciates the value of pre-application engagement they have not, on this occasion, sought pre-application advice. The planning and appeal decisions, set out above, are considered a benchmark in terms of pre-application advice. These decisions confirm that the principle of a front extension is deemed acceptable.

Planning and Environmental Considerations:

The main issues relevant to the consideration of the application are:

- Principle of development
- Impact on visual amenity
- Impact on neighbouring amenity

Principle of development

The application site is located within the settlement boundary of Rimington as defined in the Core Strategy and which is the focus for development of an appropriate type and scale. The principle of the erection of an extension to an existing dwelling is acceptable in principle, where the development meets with other relevant plan policies.

The LPA's attention is drawn to the planning and appeal decisions, set out above. In determining the application and subsequent appeal, it was found that the application property is not readily

visible from the highway such that a front extension would not be significantly prominent within the street scene and would not result in a significant impact on visual amenity that would warrant a refusal. This confirms that the principle of a front extension at the application property is deemed acceptable.

Visual Amenity/External Appearance:

The NPPF sets out that one of the fundamental functions of the planning and development process is to achieve the creation of high quality buildings and places and that good design is a key aspect of sustainable development. Core Strategy Policy DMG1 requires development to be of a high standard of design and relate appropriately in terms of their siting, scale, massing, features and style.

It is acknowledged that front extensions can have a significant effect of the host building and on the wider streetscape due their prominence. They may however be acceptable where there is no distinct building line or form, in a street with a wide variety of architectural styles. In this case, there is variance in the overall composition, form and building line of the three properties within the small cul-de-sac that are not readily visible from the highway (Back Lane). Accordingly, a front extension would not be significantly prominent within the streetscene. Moreover, in determining application 3/2019/0777 the Delegated Officer Report acknowledged that throughout the wider area there is a variety of house types/designs, which reflect the different times/periods that dwellings have been constructed in Rimington and more specifically in the areas surrounding Back Lane. The Officer found the proposed alterations would considerably alter the design, size and appearance of the host property but that the lack of prominence of the application property within the streetscene is such that the impact on visual amenity would not be so harmful as to warrant refusal.

This application seeks permission for a replacement front porch extension which is significantly scaled back from the two storey front extension (under 3/2019/0777) that was previously considered acceptable on grounds of visual amenity and external appearance, as set out above, but the first floor window would cause an unacceptable degree of overlooking to No 12.

The scheme has been designed to comply with the requirements for high quality design as follows:

The porch maintains a subordinate relationship to the host property:

The proposed porch is respectful to the main house in terms of scale and massing. It presents a satisfactory composition with the host building and has a clearly subordinate relationship, allowing the form of the original building to be clearly understood, and will sit comfortably within the plot.

The design respects the architectural characteristics, scale and detailing of the host building and its setting. High quality complementary materials are proposed:

The proposed extension is designed to be sensitive to the architectural characteristics of the host building and respects the scale and detailing. The proposed materials, natural stone and slate, are high quality and appropriate to the main house and its setting. The extension complements the host building and its setting by providing a more pleasing roof form. The extension is not highly visible from within the streetscene and as such would not make any meaningful impact on its setting.

The proposal does not lead to an unacceptable loss of private amenity space and parking:

The front garden/parking area would remain and is considered to provide an acceptable level of amenity. The parking arrangements are unaffected by the proposal.

With regards to the proposed K-render. The material is part of the established local material palette and will complement that at No 12 Back Lane which will enhance the degree of visual coherence within the immediate setting. The proposed use of stone to the proposed porch will also ensure that there remains a strong degree of visual unity with Nos 10 and 8 Back Lane.

In conclusion, it is considered that the proposed porch respects the architectural characteristics, scale, form, detailing and materials of the host building and would not be unduly prominent within the wider streetscene. It relates appropriately to the host building, presenting a satisfactory composition when considered as a whole, and is clearly subordinate and subservient in appearance.

Whilst the proposed development, in conjunction with the previously approved extensions would result in a significant alteration to the property from its original form, it is considered that the proposed development by virtue of its appropriate massing, its subservience and its high quality design would, on balance, be an acceptable addition to the dwelling and would not result in any unacceptable adverse visual impact to the existing dwelling or street scene. Accordingly it is considered that the proposal would constitute high design quality in compliance with the Core Strategy.

Neighbour amenity:

Core Strategy Policy DMG1 requires developments to provide adequate day lighting and privacy distances in order to ensure that there is no unacceptable adverse impact on the amenity of neighbouring occupants or adjacent land users through overlooking, lack of privacy or reduction of outlook or daylight.

The proposal would not introduce considerable additional height or bulk that would result in an unacceptable reduction of outlook or daylight to nearest neighbouring properties Nos 6, 10, or 12 Back Lane. Furthermore, the proposed windows will not overlook the neighbour's private amenity space therefore overlooking and loss of privacy will not be an issue.

Taking these factors into account it is considered that the proposal would not create an over-bearing impact or result in loss of privacy, light or outlook sufficient to cause unacceptable harm to neighbouring amenity. Accordingly the proposal would comply with the Core Strategy.

Conclusion:

Having regard to the above, it has been demonstrated that the proposal is of a sufficiently high standard of design. It would not have an unacceptable detrimental impact on visual amenity nor the living conditions of neighbouring occupants. Accordingly the proposed development is considered to comply with the relevant policies of the Core Strategy and there are no material considerations that would indicate that planning permission should be withheld.