

PLANNING STATEMENT

**For
The Proposed Extension and Alterations
To
No. 20 Bank Cottages
Billington
Lancashire**



Date: September 2021

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Duckworth, it has been prepared as part of a householder planning application which seeks approval for the proposed extension and alterations to No.20 Bank Cottages, Billington.
- 1.2** The application is a re-submission of the previously approved application No. 3/2011/0064 with minor design amendments.
- 1.3** 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 the following planning drawings and documentation:

- BC - 01 Existing and Proposed Plans and Elevations.
- BC - 02 Site Location Plan
- BC – 03 Block Plan

2.0 THE SITE

- 2.1** The site is located within the settlement boundary of billington, the property is an end terrace dwelling built of coursed stonework to the principle front (east) elevation, random stonework to the side and rear elevations with a slate roof covering.
- 2.2** The property is located along a private road which is accessed from Whalley Road, it is within walking distance of Whalley village Centre.



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

- 3.1** The dwelling comprises of a stone built end terrace, two storey property, with the principle front elevation facing east. The property benefits from a large garden amenity area to the south of the site.
- 3.2** The proposal comprises of a two storey side extension to the property to facilitate a dining and snug area at ground floor level and a bedroom and En-suite at first floor level.

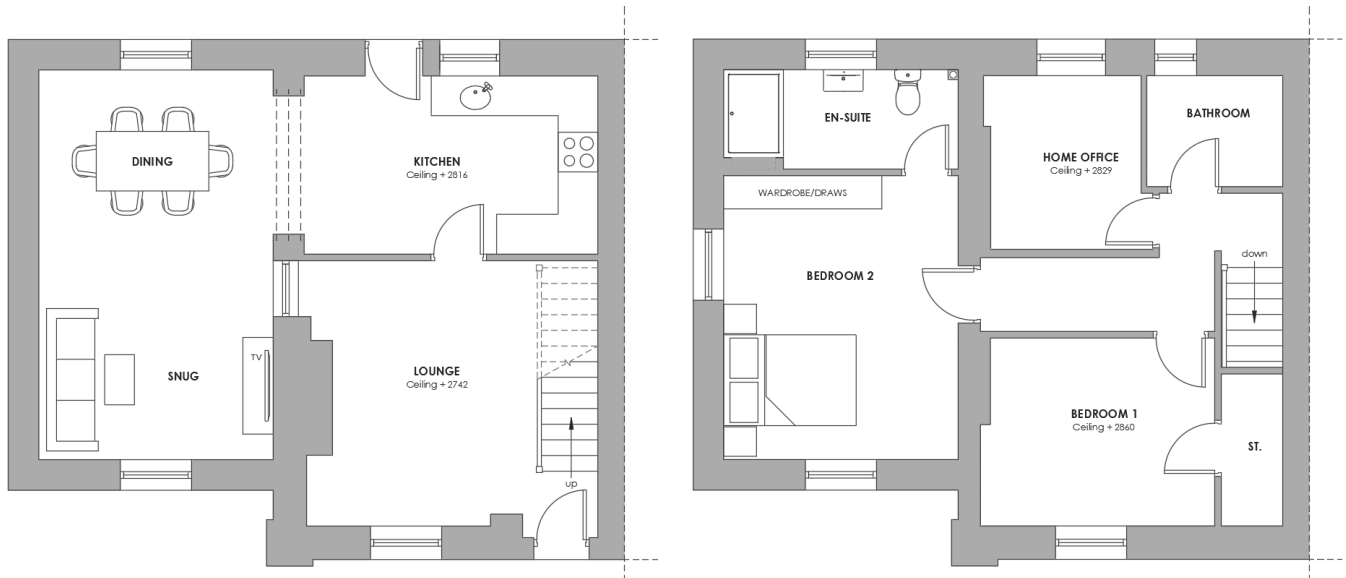


FIGURE 2: PROPOSED GROUND AND FIRST FLOOR PLANS

- 3.3** The size of the proposed rear extension is 6.8m wide and projects 4m from the existing side wall. The extension is proposed to be constructed from coursed stonework, random stonework, stone quoins and stone surrounds to the window openings with a slate roof covering to match the existing.

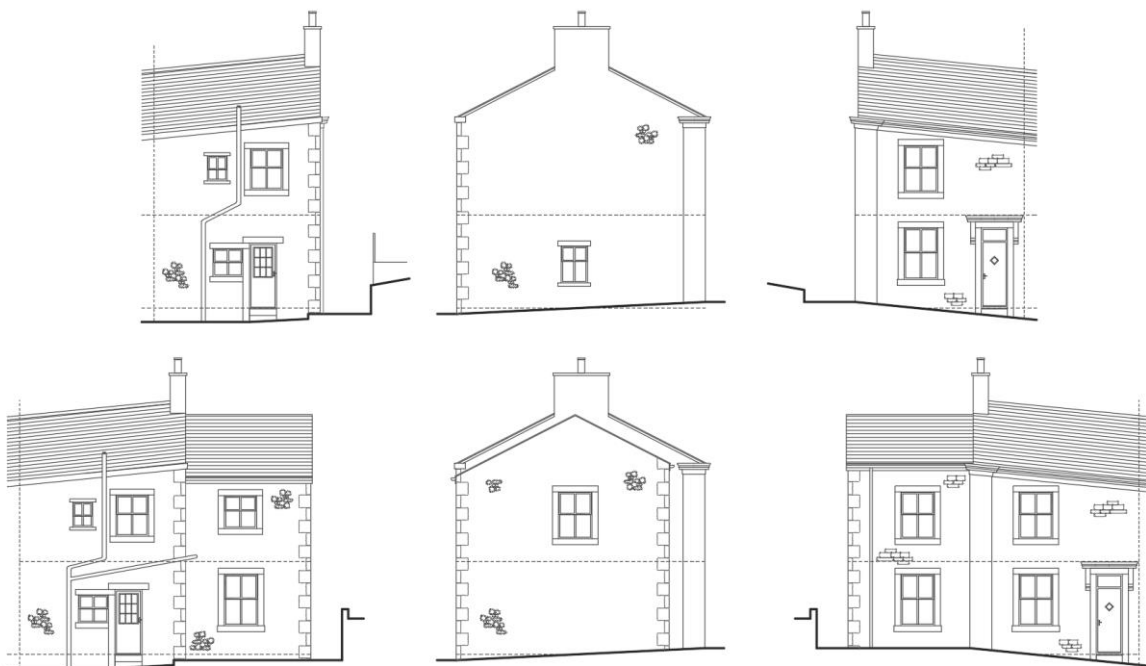


FIGURE 3: EXISTING AND PROPOSED ELEVATIONS

4.1 Recent planning history to No.20 Bank Cottages, Billington.

- 3/2011/0064. Erection of a two-storey extension on the side (South) elevation. No.20 Bank Cottages. Approved 16.09.2011.

4.2 Summary of reasons for approval: The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.



FIGURE 4: APPLICATION NO. 3/2011/0064 APPROVED DRAWING

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 Billington to provide additional residential floor space is acceptable under policy DMG2 Strategic considerations.
- 6.3 VISUAL APPEARANCE**
- The design and material selection will ensure that the proposal contributes positively to the street scene and character of the area and will reflect that of the previously approved application for a two storey side extension to the property. With reference to the previous application decision notice reasons for approval *“the proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact”* 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 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 of adjacent properties and would not result in a loss of light. The proposal is a re-submission of the previously approved application No. 3/2011/0064 with minor design amendments. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.