

PLANNING STATEMENT

**No. 111 Pasturelands Drive
Billington
Lancashire**



Date: December 2021

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Mr Stansfield, it has been prepared as part of a householder planning application which seeks approval for the proposed dormer extensions to No.111 Pasturelands Drive, Billington
- 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 the following planning drawings and documentation:

- PD – 01 Existing Plans, Elevations and Section.
- PD – 02 Proposed Plans, Elevations and Section.
- PD – Site Location Plan
- PD – Block Plan
- Bat Survey

2.0 THE SITE

- 2.1** The property is a semi - detached dwelling built of facing brickwork with a pantile tile roof covering.
- 2.2** The property is located along Pasturelands Drive which is accessed from Whalley Road.

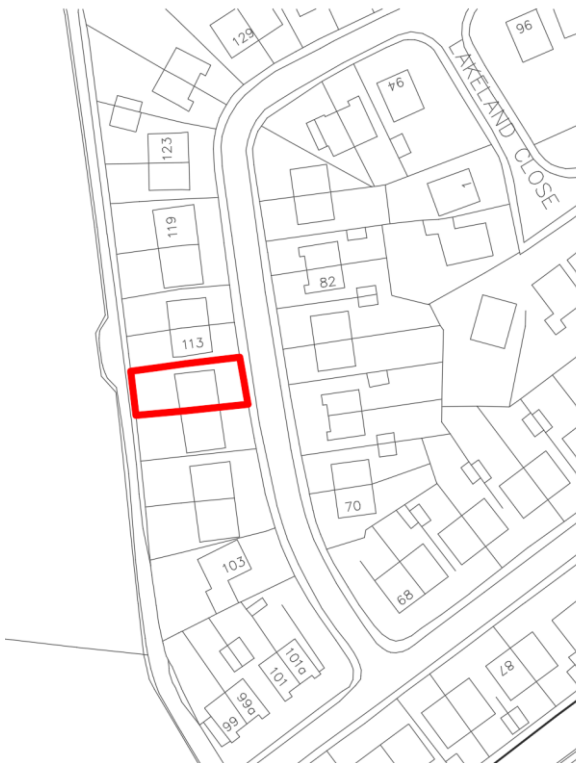


FIGURE 1: SITE LOCATION

3.0 PROPOSAL

- 3.1** The dwelling comprises of a semi - detached single storey property, with the principle front elevation facing east onto Pasturelands Drive. A driveway is located to the front of the property with garden amenity areas to the front and rear.
- 3.2** The proposal comprises of a dormer loft conversion to facilitate an enlarged living room and kitchen at ground floor level. The first floor level facilitates 3no. bedrooms, home office, dressing room and an en-suite.

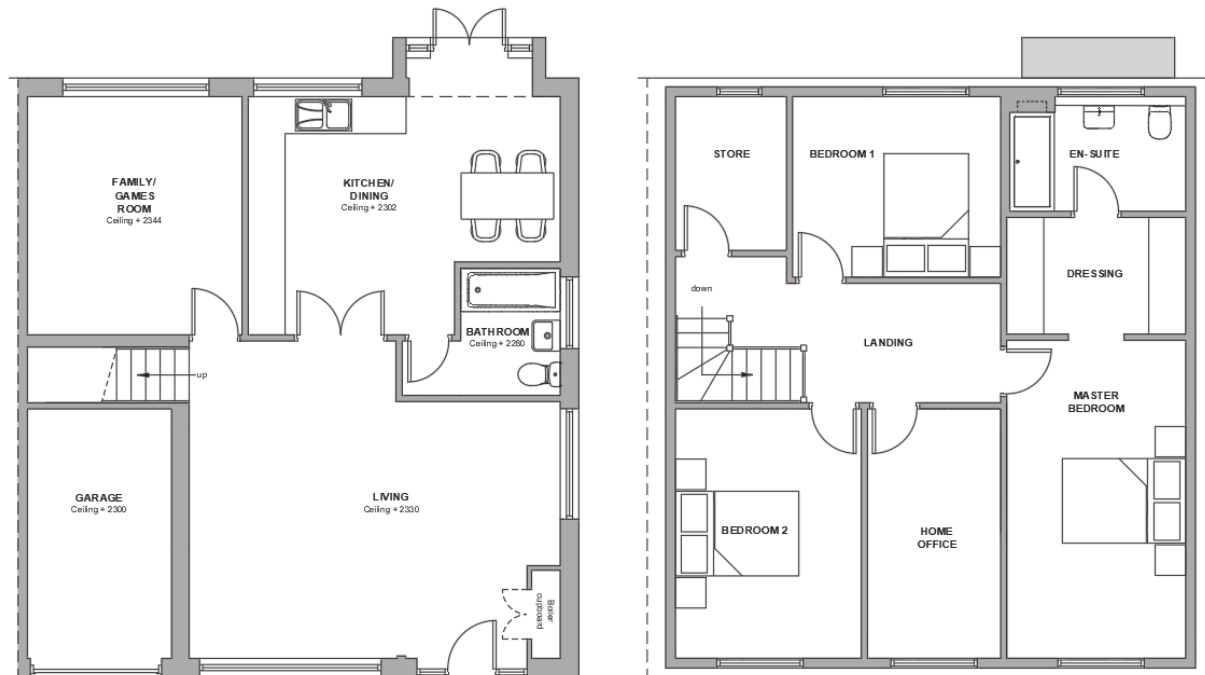


FIGURE 2: PROPOSED GROUND AND LOFT FLOOR PLANS

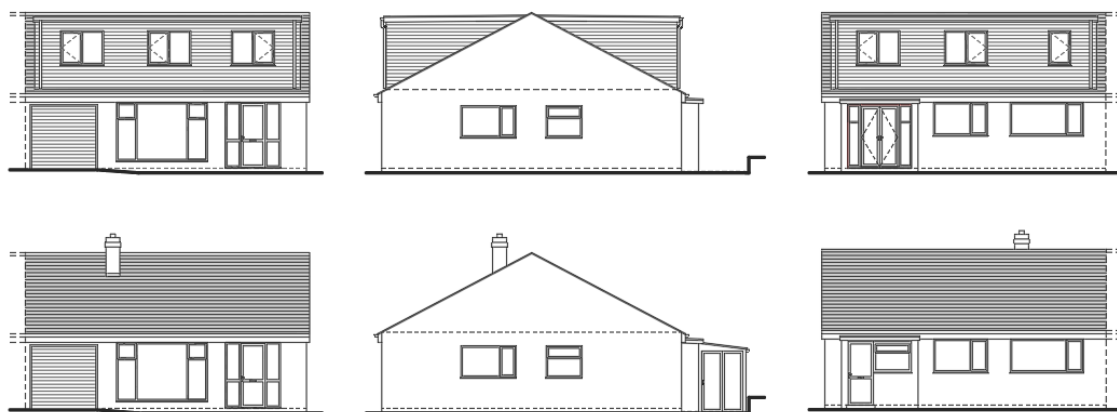


FIGURE 3: EXISTING AND PROPOSED ELEVATIONS

4.0 PLANNING HISTORY

4.1 Recent planning history to dwellings in close proximity

- 3/2019/0181. Dormer extension to front and rear. Alterations to existing floor plan. No.56 Pasturelands Drive. Approved 02.04.2019
- 3/2018/0261. Proposed dormer extensions to front and rear and removal of chimney. 58 and 60 Pasturelands Drive Billington. Approved 01.05.2018.
- 3/2016/0389. Two storey extension to side with front and rear dormers. 129 Pasturelands Drive. Approved 10.08.2016
- 3/2015/0872. Dormer extensions to front and rear. 60 Pasturelands Drive. Approved 09.12.2015

4.2 The planning history to properties located in close proximity to No.111 Pasturelands Drive indicate an extensive number of properties that have had front and rear dormer extensions approved in recent times.

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) (2021).

5.2 The following policies are of relevance to the proposal:

Policy DMG1: General Considerations

Policy DMH5: Residential and curtilage extension

6.0 EVALUATION

6.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity

6.2 VISUAL APPEARANCE

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.

6.3 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.

6.4 HIGHWAYS AND PARKING

The proposal facilitates the required number of vehicular parking spaces for a 3 bedroom property. The proposal will not have 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 site is within an established residential area in which a number of similar sized dormer extensions have been approved in close proximity. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.