

PLANNING STATEMENT

**For the
Erection of a Single Storey Rear Extension, Detached Garage and Carport,
Conversion of the Integral Garage and Associated Alterations
At Tilly's Return, Formerly Lynwood, Pendleton Road, Wiswell**



Date: March 2022

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 Collier, it has been prepared as part of a householder planning application which seeks approval for the erection of a single storey rear extension, detached garage and carport, conversion of the integral garage and associated alterations at Tilly's Return, formerly Lynwood, Wiswell.
- 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:

- 2244 – 01 Existing Plan and Elevations
- 2244 – 02 Existing Loft Plan and Sections
- 2244 – 03A Proposed Plan and Elevations
- 2244 – 04 Proposed Detached Garage and Carport Proposed Plans and Elevations
- 2244 – 05 Existing and Proposed Site Plans
- 2244 – Site Location Plan
- 2244 – Block Plan

2.0 THE SITE

- 2.1 The dwelling is a detached single storey property, built of coursed stonework and areas with a rendered finish, with a slate roof covering.
- 2.2 The principle front elevation faces south east onto Pendelton road. A driveway is situated to the front of the property, with garden amenity areas to the front and rear. The property benefits from a substantial residential curtilage



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

- 3.1** The proposal facilitates the conversion of the integral garage to create a master bedroom area. The existing garage door openings are to be infilled with coursed stonework to match the existing property and 2no. Windows. The conversion of the integral garage is to be constructed in accordance with the householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 3.2** A single storey extension is proposed to the rear of the property to accommodate an En-suite and WC. The extension will be constructed in blockwork with a rendered finish and a slate roof covering to match the existing property. The extension will be modest in size measuring 3.21 x 4.08m.
- 3.3** The external chimney stack on the North West elevation is to be removed to allow an enlarged glazed opening to be formed in the proposed kitchen area to ensure the area benefits from large expanses of natural light.
- 3.4** An oak framed carport is proposed to the side of the property to facilitate 2no. covered vehicular parking spaces. The proposed carport will measure 6 x 7.25m, the eaves and ridge heights will match that of the existing property.
- 3.5** A detached garage is proposed that will be constructed from coursed stonework with a natural slate roof covering to match the existing property and 3no. conservation rooflights. The garage will facilitate 3no. vehicular parking spaces. The roof space of the garage is to be utilised as a home office area accessed via an external staircase. The eaves and ridge heights of the detached garage will match that of the existing dwelling.



FIGURE 2: PROPOSED GROUND FLOOR PLAN

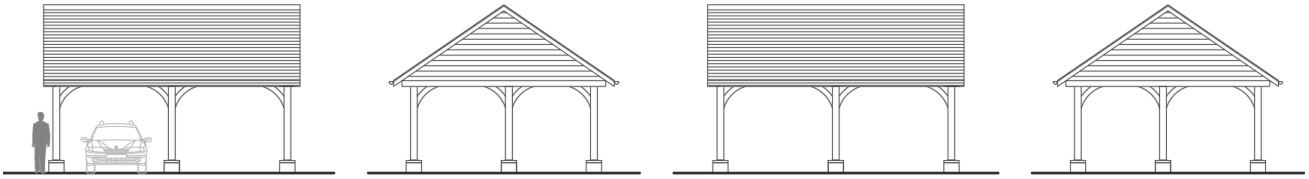


FIGURE 3: PROPOSED CARPORT ELEVATIONS

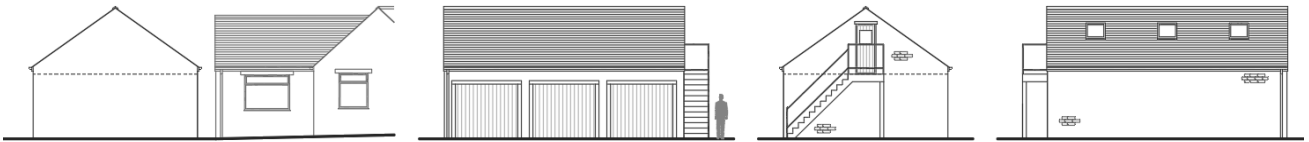


FIGURE 4: PROPOSED DETACHED GARAGE ELEVATIONS

4.0 PLANNING HISTORY

4.1 Relevant previous planning applications submitted.

- 3/1998/0175. Study extension. Approved 15.04.1998
- 3/1997/0601. Alteration of extension of existing stables/storage to form garage/storage, lean-to green house and enlargement of porch. Approved 30.09.1997
- 3/1995/0662. Extension to form lounge and conservatory, join garage to bungalow, window and door alterations. Approved 11.12.1995

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 detached garage and carport will be visible when approaching the property along Pendleton Road. 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

4no. vehicular parking spaces are required for a five bedroom property. The proposals facilitate 3no. vehicular parking spaces in the proposed garage and 2no. vehicular car parking areas in the oak framed car port. In addition the driveway and hardstanding area to the front of the property provides extensive areas for vehicular parking spaces and a suitable turning area to enter and leave the site in forward facing gear. The site provides adequate off-street parking required for a five 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 proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.