

PLANNING STATEMENT

For
The Proposed Extension And Associated Alterations
To No.26 Singleton Avenue
Read
Lancashire



Date: July 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 Jackson, it has been prepared as part of a householder planning application for the proposed extension and associated alterations to No.26 Singleton Avenue, Read.

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:

- 2247 – 01A Existing Plans and Elevations
- 2247 – 02C Proposed Plans and Elevations
- 2247 - Site Location Plan
- 2247 - Block Plan
- 2247 - Bat Survey

2.0 THE SITE

2.1 The property is a detached dwelling built of facing brickwork.

2.2 The property is located along Singleton Avenue which is accessed from Woodhead road.



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

3.1 The dwelling compromises of a two storey property, with the principle front elevation facing North East onto Singleton Avenue. A driveway is located to the front of the property suitable for the provision of four vehicular parking spaces, with a garden amenity area located to the rear of the property.

3.2 The proposal facilitates the removal of the attached single storey garage located to the side (east elevation) of the property.

3.3 The proposal compromises of a single storey entrance porch, two storey side extension and a single storey rear extension.



FIGURE 2: PROPOSED GROUND AND FIRST FLOOR PLANS

3.4 The design has taken reference from the surrounding context to create a proposal that is in keeping with the existing property and area. The form and shape of the existing dwelling is reflected in the extensions, with the roof profile maintained and the verge and eaves detailing matching that of the existing dwelling.

3.5 A limited palette of quality materials such as Upvc windows, facing brickwork, areas with a rendered finish and a concrete tile roof covering are used to enhance the positive visual impact of the design and to ensure the proposal is in keeping with the existing dwelling.

4.0 PLANNING HISTORY

4.1 The council's online planning register indicates there is no record of any previous planning history for No.26 Singleton Avenue, Read.

4.2 Relevant planning history to dwellings in close proximity

- 3/2020/0259. First floor extension over existing side elevation. 6 Singleton Avenue. Approved. 13/08/2020
- 3/2016/0199. Proposed first floor extension and rear garden room extension. 3 Woodhead Road. Approved. 23/05/2016
- 3/2007/0936. Proposed two storey side extension with single storey rear extension and bay window extension to front elevation. 44 Woodhead Road. Approved. 29/11/2007
- 3/2021/1080. Proposed single storey rear extension with first floor extension. Removal of existing balcony, to be replaced with a single window along with new stone and render finish to front elevation. 20 Berkeley Drive. Approved. 10/01/2022
- 3/2011/0148. Proposed two-storey extension to the rear of the dwelling. 11 Berkeley Drive. Approved. 28/04/2011

4.3 The planning history to properties located in close proximity to No.26 Singleton Avenue indicate a number of properties that have had similar 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 is in keeping with 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 5 bedroom property. The proposal will not have a negative impact to the local highway.

7.0 PRE-APPLICATION ADVICE

7.1 Pre – application advice was sought to discuss the proposals with the planning officer prior to submitting a formal householder planning application.

The detailed pre-application response was received on the 08.07.2022 and concluded the following:

The proposal does not raise any concerns with regards to residential amenity in as much that it is unlikely that the proposed works would result in any loss of privacy, natural light or outlook for any neighbouring residents.

The proposed first floor side extension will carry the most visual impact of the works proposed and as such will require some design amendments in order to be considered favourably within a formal planning application.

Accordingly, it is my recommendation that the applicant should address the following issues before progressing to a formal planning application:

- ***Reduce the width of the proposed playroom / first floor side extension as far as possible***
- ***Reduce the roof pitch height of the first floor side extension as far as possible***

7.2 In accordance with the advice contained within the pre-application response the following amendments have been made to the proposals.

- **Width of the proposed side extension reduced from 3.77m to 3.6m**
- **Side extension roof pitch height measured from external ground level reduced from 6.96m to 6.75m (roof pitch reduced from 23 degrees to 20 degrees).**

8.0 CONCLUSION

8.1 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. The advice and guidance contained within the pre-application response has been incorporated into the proposal.