

## **PLANNING STATEMENT**

**For**  
**The Proposed Rear Extension and Associated Alterations**  
**To No.3 The Barn**  
**Clerk Hill Road, Sabden**

**Date:** November 2022

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a householder planning application which seeks approval for the proposed removal of the existing rear lean to structure, erection of a rear extension and associated internal alterations.
- 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:

- 2272 – 01A Existing and Proposed Plans, Elevations and Visuals.
- 2272 – Site Location Plan
- 2272 – Block Plan

## 2.0 THE SITE

- 2.1 The site is located within Sabden, the property is a mid-cottage dwelling built of stonework and a pitched slate roof.
- 2.2 The property is located along Clerk Hill Road, Sabden.

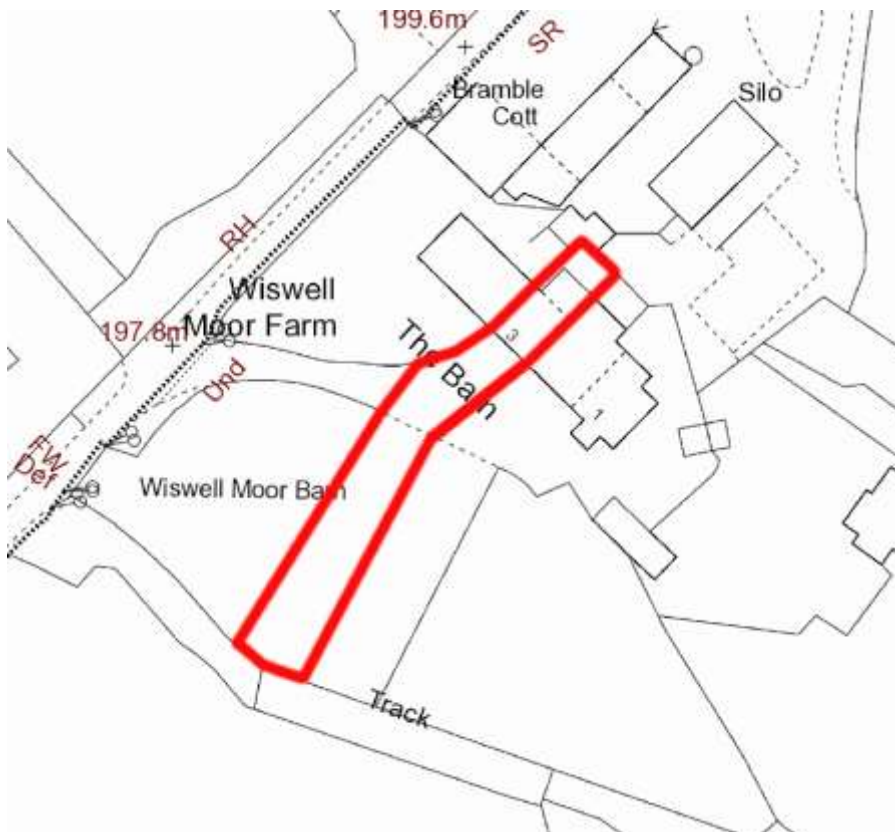


FIGURE 1: SITE LOCATION

### 3.0 PROPOSAL

- 3.1** The dwelling comprises of a mid-cottage two storey property, with the principle front elevation facing South West. A vehicular parking area is located to the front of the property suitable for the provision of 2no. vehicular parking spaces. The dwelling benefits from a large garden amenity area to the South West of the site.
- 3.2** The scheme facilitates the removal of a lean to structure to the rear of the property. The existing single storey lean to structure projects 4.6m from the rear of the property and is 5.535m wide.
- 3.3** The proposal comprises of a modestly sized two storey rear extension to the property with a single storey element to facilitate an enlarged open plan kitchen/dining and snug area at ground floor level and a bedroom at first floor level with internal alterations to allow an enlarged bathroom and a home office. A low level stone boundary wall has been included in the design.

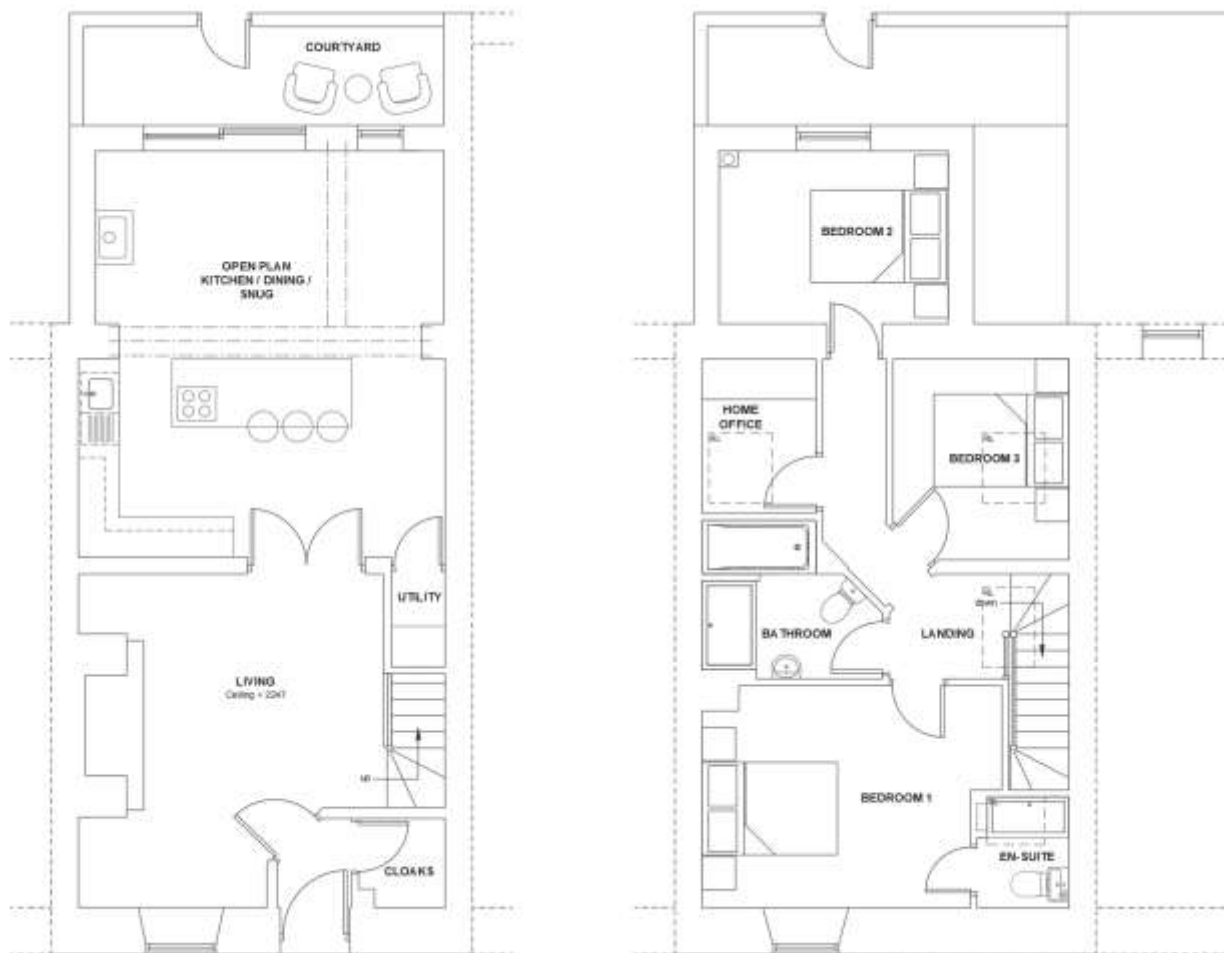


FIGURE 2: PROPOSED GROUND AND FIRST FLOOR PLANS

- 3.4** The size of the proposed rear extension at ground floor level is 5.535m wide and projects 2.93m from the existing rear wall, this is significant reduction from the footprint of the existing rear lean to structure. At first floor level to ensure the extension does not impact the light to the neighbouring

habitable room window the width of the extension has been reduced to 4.14m. The extension is proposed to be constructed from natural stonework with areas clad in vertical cedar cladding and a slate roof covering to match the existing.



FIGURE 3: PROPOSED VISUALS

## 4.0 DEVELOPMENT PLAN POLICY

- 4.1** 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).
- 4.2** The following policies are of relevance to the proposal:
- Policy DMG1: General Considerations
  - Policy DMG2: Strategic Considerations
  - Policy DMH5: Residential and curtilage extensions

## 5.0 EVALUATION

- 5.1** The main factors to be considered are:
- Visual amenity/external appearance
  - Impact upon residential amenity
- 5.2** The principal of the proposal to provide additional residential floor space is acceptable under policy DMG2 Strategic considerations.

### **5.3 VISUAL APPEARANCE**

The design and material selection will ensure that the proposal contributes positively to the character of the area. The proposal complies with the requirements of policy DMH5 and DMG1.

### **5.4 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.

### **5.5 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.

## **6.0 CONCLUSION**

- 6.1** 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. The proposal does not compromise the amenity of adjacent properties and would not result in a loss of light. The proposal accords with the policies of the Core Strategy and the National Planning Policy Framework.