

PLANNING STATEMENT

**Application for the variation of a condition following the
grant of planning permission.**

No. 8 Whittam Road

Whalley

Lancashire



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 Mr and Mrs Wallace, it has been prepared as part of an application for the variation of a condition application to make minor modifications to the plans approved under planning permission No. 3/2021/1181.

1.2 The drawings approved under planning permission 3/2021/1181 are:

- Proposed Plans and Elevations Drawing No: WR-02 REV C
- Location Plan
- Site Plan

1.3 The revised drawings are:

- Proposed Plans and Elevations Drawing No: WR-02 REV D
- Location Plan
- Site Plan

2.0 PROPOSAL AMENDMENTS

2.1 The amendment relates to the following minor alterations to the approved drawings:

- Side door incorporated into the single storey side extension.
- Rear door omitted and replaced with a full height fixed glazed unit.
- Entrance canopy formed to the front of the property.



FIGURE 1: PROPOSED ELEVATIONS



FIGURE 2: PROPOSED GROUND AND FIRST FLOOR PLANS

3.0 PLANNING HISTORY

3.1 Previous planning application submitted for No.8 Whittam Road.

- 3/2021/1181. Resubmission of planning application no. 3/2021/0217 with design amendments for the erection of a single storey side extension, two storey rear extension with a single storey element and associated alterations. Approved 14.04.2022.
- 3/2021/0217. Proposed double storey rear and side extension with garage conversion, new canopy to entrance door and new widened driveway to front garden. Refused 12.08.2021.

3.2 Recent planning history to dwellings in close proximity

- 3/2020/1029. Proposed re-construction of fire damaged dwelling, conversion of garage into dining area. No.1 Whittam Road. Approved 29.01.2021
- 3/2013/0196. Proposed demolition of the existing rear conservatory and the erection of a single storey rear extension. Alterations to the internal layout of the garage/utility room to form

a spare room, W.C., utility and workshop/store. A new pitched roof will be extended over the rear end of the existing garage/utility and the wall/roof brought up to current regulations. No.12 Whittam Road. Approved 17.04.2013.

- 3/2009/0143. Proposed single storey extension. No.18 Whittam Road. Approved 9.04.2009
- 3/2019/0228. Proposed single storey extension to front and side. Two-storey extension to side and rear. Demolition of existing garage. No.86 Mitton Road. Approved 15.05.2019.
- 3/2017/0479. First floor extension over existing single storey pitched roof extension to create two storey extension to rear. No.84 Mitton Road. Approved 21.07.2017
- 3/2010/0882. Two-storey side extension, single storey rear extension and alterations. No.70 Mitton Road. Approved 11.05.2011

3.3 Attention is drawn to planning application No. 3/2019/0228 located adjacent to No.8 Whittam Road that has received approval in recent times for a scheme that incorporated a similar designed entrance canopy.



FIGURE 5: PLANNING APPLICATION NO. 3/2019/0228

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 DMH5: Residential and curtilage extension

5.0 EVALUATION

5.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity

5.2 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.

5.3 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.

5.4 HIGHWAYS AND PARKING

The proposed entrance canopy to the front of the property will not affect the proposed works to the driveway to create 3no. car parking spaces. The proposal facilitates the required number of vehicular parking spaces for a 4 bedroom property. The proposal will not have a negative impact to the local highway.

6.0 CONCLUSION

6.1 This revised scheme makes minor alterations to the approved scheme. The introduction of the entrance canopy will enhance the attractiveness of the property, the incorporation of a side door and removal of the proposed rear door for a fixed glazed unit will not have a negative impact on the amenities of the neighbouring properties.