

PLANNING STATEMENT

For
The Proposed
Dormer Loft Conversion
At
No. 26 Oakdale Drive
Whalley
Lancashire

Date: January 2023

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 Odudu, it has been prepared as part of a lawful development certificate application for the proposed dormer loft conversion at No.26 Oakdale Drive, Whalley.
- 1.2 This statement provides a description of the site and the proposed works, its compliance with the householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is to be read in conjunction with the following planning drawings and documentation:

- 2275 – 01 Existing Plans, Elevations and Section
- 2275 – 02 Proposed Plans, Elevations and Section
- 2275 – Site Location Plan
- 2275 – Block Plan

2.0 THE SITE

- 2.1 The site is located in Whalley, the property is a detached dwelling built of facing stonework.
- 2.2 The property is located along Oakdale Drive which is accessed from Pendle Drive via Mitton Road.



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

3.1 The proposal comprises of a dormer loft conversion and associated internal alterations.

3.2 The Dormer measures 10.55m in length, 2.14m in height and 2.33m in depth (volume 26.3m³)



FIGURE 2: PROPOSED FLOOR PLANS

3.3 The dormer is proposed to be clad externally in tiles to provide a high quality premium finish to the dormer and match the existing roof covering.

4.1 PROPOSED DORMER LOFT CONVERSION

Dormer loft conversion to be constructed in accordance with householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

Materials must be similar in appearance to the existing house.

Volume of enlargement must not exceed the original roof space by more than 40 cubic metres (proposal dormer volume = 26.3 m³).

Must not exceed the height of the existing roof.

The eaves of the original roof are maintained, any enlargement is set back, so far as practicable, at least 200mm from the original eaves.

The roof enlargement does not overhang the outer face of the wall of the original house.

5.0 CONCLUSION

- 5.1** In summary the proposal which forms the basis of this lawful development certificate application has been designed to provide a positive visual impact and design for the site and surrounding area and will complement the existing dwelling. The dormer will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. The proposals does not compromise the amenity of adjacent properties, or their gardens. The proposals have been designed in accordance with Class B of the permitted development rights.