

PLANNING STATEMENT

For
The Proposed Erection Of A Detached Garage
At No.17 Elm Tree Grove
Brockhall Village
Lancashire



Date: February 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 Ainsworth, it has been prepared as part of a householder planning application for the proposed erection of a detached garage at No.17 Elm Tree Grove, Brockhall Village.
- 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:

- 2280 – 01 Plans, Elevations and visual
- 2280 – Site Location Plan
- 2280 – Block Plan
- Arboricultural Constraints Appraisal

2.0 THE SITE

- 2.1 The site is located along Elm Tree Grove which is located within Brockhall Village.



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

- 3.1** The proposal comprises of the erection of a detached garage with an office / studio located within the roof space. The detached garage will be suitable for the provision of 2No. Vehicular parking spaces.

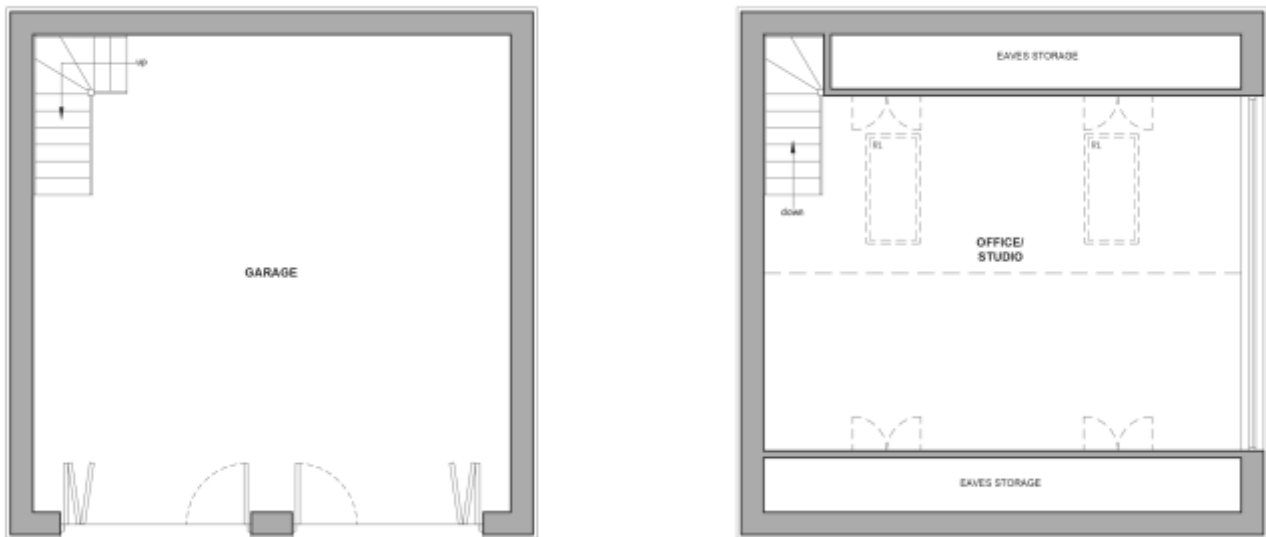


FIGURE 2: PROPOSED FLOOR PLANS

- 3.2** The design has taken reference from the surrounding context to create a proposal that is in keeping with No.17 Elm Tree Grove and surrounding area. A limited palette of quality materials such as 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 No.17 Elm Tree Grove.

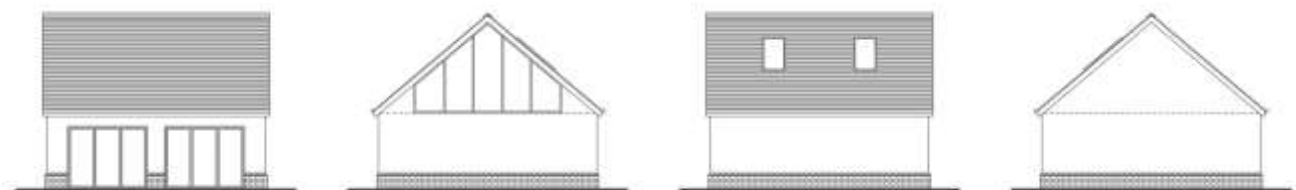


FIGURE 3: PROPOSED ELEVATIONS

- 3.3** In accordance with the recommendations of the Arboricultural constraints appraisal the existing wild cherry and wild horse chestnut trees are to be removed due to the evident state of structural decline. In place of the removed trees a purple cherry plum (*Prunus cerasifera*) is proposed to be planted.
- 3.4** The ornamental crab apple tree is proposed to be relocated to the east of the application site (refer to existing and proposed site plans on Drawing No.2280-01)

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 extensions

5.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity

5.2 VISUAL APPEARANCE

The external appearance of the garage and material selection is in keeping with No.17 Elm Tree Grove and surrounding properties. 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.

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 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.