



JUDITH DOUGLAS TOWN PLANNING LIMITED

1 Moorland Road, Langho BB6 8EX



Demolition of conservatory, proposed side and rear single storey extensions, porch and reduction in existing ground floor level to create a bedroom within the existing roof space.

Planning Statement JDTPL 457

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STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR DEMOLITION OF CONSERVATORY, PROPOSED SIDE AND REAR SINGLE STOREY EXTENSIONS, PORCH AND REDUCTION IN EXISTING GROUND FLOOR LEVEL TO CREATE A BEDROOM WITHIN THE EXISTING ROOF SPACE.

1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant for extension and alterations to the existing bungalow. The application is a resubmission of planning application 3/2022/1030.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2021).
- 1.4 The Statement should be read in conjunction with the accompanying information:
- 22-063 PL01 LOCATION PLAN
 - 22-063 PL02 EXISTING SITE PLAN
 - 22-063 PL03 EXISTING GROUND FLOOR PLAN
 - 22-063 PL04_rA EXISTING ELEVATIONS
 - 22-063 PL05_rA PROPOSED SITE PLAN
 - 22-063 PL06_rA PROPOSED FLOOR PLANS
 - 22-063 PL07_rB PROPOSED ELEVATIONS
 - 22-063 PL08 TYPICAL SECTION

2.0 THE APPLICATION SITE AND SURROUNDING AREA

- 2.1 1 Moorland Road is true bungalow finished in render over a brick plinth with a tiled roof. The bungalow is set in an unusually large plot with a wide frontage to Whitehalgh Lane. Vehicle access is off Moorland Road and there is a detached prefabricated garage immediately

adjacent to the boundary with 3 Moorland Road. The rear garden slopes down gently away from the bungalow.



1 View SE along the joint boundary between 1 and 3 Moorland Road showing the proximity of the garage to be demolished with the neighbours' conservatory and shed



2 View NW along the joint boundary between 1 and 3 Moorland Road showing the proximity of the garage to be demolished with the neighbours' conservatory and shed.

- 2.2 The front garden is separated from Whitehalgh Lane by a wide verge and footways. The neighbouring property to the north, 15 Whitehalgh Lane, is a semi-detached dormer bungalow. To the south-east is the semi-detached bungalow 3 Moorland Road. 3 Moorland Road has a conservatory on the rear elevation and a shed immediately adjacent to the joint boundary with 1 Moorland Road.
- 2.3 The area is characterised by a mixture of bungalows and houses of various sizes dating from the mid twentieth century. The materials common in the area are brick, render and concrete tile roofs. There is a mixture of roof pitches and flat roofs.



3. Whitehalgh Lane. Note the wide verge and footway between the Lane and the garden boundary to 1 Moorland Road.

3.0 SITE HISTORY

- 3.1 The previous application 3/2022/1030 appears to be the only planning application recorded on the Council's website at 1 Moorland Road, Langho.

4.0 PRE-APPLICATION DISCUSSIONS

- 4.1 Informal discussions have taken place with Planning Officer Ben Taylor in relation to this revised scheme. The assistance given and the comments in the Officer's report to the previous refusal of planning permission have been taken note of. The revised scheme now proposes only single storey extensions and no increase in the height of the building.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 This application seeks planning permission to demolish the detached garage and provide a single storey side extension 6.8m wide and projecting 6m. On the rear it is proposed to replace the existing conservatory with a single storey extension 7.3m wide projecting 3m from the back of the bungalow. The floor level of this extension is proposed to be 1m below the existing ground level. In addition, it is proposed to lower part of the existing internal floor level of the bungalow by 1 m and the ceiling level to create sufficient space within the roof to provide a bedroom. The creation of the bedroom within the roof does not require any increase in the height or pitch of the roof. The first-floor bedroom will be provided with roof lights.
- 5.2 Alterations are proposed to the front elevation with the addition of porch in the form of a canopy and alterations to the window openings. The porch roof will have a dual pitched roof to match the pitch of the main roof. The alterations will increase the number of bedrooms from two to four. Three car parking spaces are provided within the curtilage.

6.0 DEVELOPMENT PLAN POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2021).

- 6.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are relevant to the determination of this application:

Key Statement DS1: Development Strategy

Key Statement DS2: Presumption in favour of Sustainable Development

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMG3: Transport and Mobility

Policy DMH5: Residential and Curtilage Extensions.

- 6.3 The National Planning Policy Framework (2021) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 6.4 In determining planning applications, paragraph 38 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

7 PLANNING POLICY AND EVALUTION

- 7.1 The main matters for consideration in these applications are-
- Potential impact of the development on residential Policy DMG1 and DMH5.
 - Potential impact on the visual amenity of the area Policy DMG1

Residential Amenity

- 7.2 The existing site plan 22-063 PL02 shows the position of the current detached garage adjacent to the joint boundary with 3 Moorland Road. It is about a path's width from the side elevation and conservatory of 3 Moorland Road and closely positioned in relation to the bathroom window in the gable of 3 Moorland Road. The garage is at a slightly higher level than the ground floor level of 3 Moorland Road. See photographs 1 and 2.
- 7.3 The proposed side extension will significantly improve the outlook from the conservatory and rear windows of 3 Moorland Road through the demolition of the existing garage and its replacement with the proposed side extension set away from the joint boundary. The extension is positioned about 2.85m from the boundary and like the existing garage has a flat roof. The windows in the rear of proposed extension are to be obscure glazed and the internal floor level is the same as the existing floor level within the bungalow. The side extension does not project as far as the front of the existing garage. Overall, the impact of the side extension on the amenities of 3 Moorland Road is no greater than the impact of the current garage.
- 7.4 The proposed site plan 22-063 PL05A describes the position of the existing conservatory, the proposed rear extension, the proposed changes in levels and the relationship to 3 Moorland Road. The proposed rear extension projects out from the rear of the bungalow by 3m, only

slightly further that the current conservatory, and less than the 4m which could be achieved under permitted development rights. This extension does not project directly in front of the rear elevation of 3 Moorland Road and the height of the extension is lower than the existing conservatory because the floor level is 1m below ground level. The effect of the proposed extension on the outlook from the rear elevation and garden of 3 Moorland Road will not be greater than the existing conservatory given that the extension is only slightly longer and is considerably lower. It will certainly have less impact than an extension constructed under permitted development rights which is a realistic fall-back position, and as such is a material consideration to this application.

- 7.5 The existing floor plan shows that there is glazing in the kitchen and conservatory which looks out towards the neighbour's garden and conservatory. The proposed lowering of the internal floor of the existing bungalow and the proposed rear extension, lowers the height of the proposed windows improving the relationship between the rear windows of 1 Moorland Road and 3 Moorland Road.
- 7.6 The only external alterations involved in the creation of the first-floor bedroom is the insertion of four rooflights on the rear roof slope which are not visible from outside of the site and could be in any case inserted under permitted development rights.

Visual amenity

- 7.7 1 Moorland Road has an unusually wide frontage to Whitehalgh Lane of around 33m. The Neighbouring plot frontages are much narrower, 15 Hacking Drive around 8m and 3 Moorland Road around 9.5m. The sense of spaciousness around the property is enhanced by the wide highway verge and the separate footways. A footway is directly adjacent to the site boundary and another in front which leads to a crossing point on Whitehalgh Lane. See photographs 4 and 5 and extract from the location plan.



4 Google Street View image showing the wide verge and two footways in front of 1 Moorland Road.



5. View of 1 Moorland Road from the footpath along Whitehalgh Lane



Extract from location plan

- 7.8 The front elevation of the existing bungalow has a width of 10.25m. The proposed side extension has a width of 6m. The extension is set back from the front of the bungalow creating visual break and it also has a flat roof. The mass and scale of the extension when compared to the existing bungalow will appear subordinate as required by policy DMG1. It will read as a later extension and will not dominate the appearance of the original bungalow and is

sympathetic to its design using materials already used on the dwelling. The addition of the porch also enhances the appearance of the building and draws the focus of detail on the building to the original bungalow.

- 7.9 The style of the extension is sympathetic to the age of the bungalow and the character of the area. It will not result in the over development of the site, given that this is a large plot and feeling of spaciousness which exists around the property created by the wide verge and footpaths which surround it. The extension will not appear out of place in the street scene. The proposal full accords with the requirements of policies DMG1, DMH5 of the Core Strategy. The proposal accords with paragraph 130 of the Framework, in that the proposal is visually attractive as a result of good architecture and layout, is sympathetic to the local character, built environment and landscape setting, is an appropriate amount of development for the site and provides a high standard of amenity for existing and future users.

Other matters.

- 7.10 As the development is increasing the number of bedrooms from two to four, three car parking spaces are provided to adhered to the Lancashire County Council car parking standards.

8 CONCLUSION

- 8.1 This Planning Statement has been prepared on behalf of the applicant for the demolition of the conservatory, proposed side and rear single storey extensions, porch and the reduction in the existing ground floor level to create a bedroom within the existing roof space. It has demonstrated that the proposal is compliant with the provisions of the National Planning Policy Framework and the adopted Ribble Valley Core Strategy in relation to residential amenity and visual amenity. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.