

PLANNING STATEMENT

For
**The Proposed Removal Of The Existing Conservatory,
Erection Of An Entrance Canopy, Rear Extension
And Associated Alterations
To No.45 Whalley Road,
Langho
Lancashire**



Date: May 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 Rydeheard, it has been prepared as part of a householder planning application for the removal of the existing conservatory and proposed erection of an oak framed entrance canopy, single storey rear extension and associated alterations to No.45 Whalley Road, Langho.

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:

- 2287 – 01A Existing and Proposed Plans, Elevations and Visual
- 2287 - Site Location Plan
- 2287 - Block Plan

2.0 THE SITE

2.1 The property is a semi - detached dwelling built of facing brickwork, areas with a rendered finish and a slate roof covering.

2.2 The property is located along Whalley Road in Langho.



FIGURE 1: SITE LOCATION

3.0 PROPOSAL

- 3.1** The dwelling compromises of a two storey property, with the principle front elevation facing South East onto Whalley Road. A driveway is located to the front of the property, with a garden amenity area located to the rear of the property.
- 3.2** The proposal facilitates the removal of the existing conservatory to the rear of the property.
- 3.3** The proposal compromises of an oak framed entrance canopy and a single storey rear extension.



FIGURE 2: PROPOSED REAR ELEVATION VISUAL

- 3.4** The design has taken reference from the surrounding context to create a proposal that is in keeping with the existing property and area. The form and shape of the existing dwelling is reflected in the extension.
- 3.5** A limited palette of quality materials such as facing brickwork, areas with a rendered finish and a composite tile roof covering are used to enhance the positive visual impact of the design and to ensure the proposal is in keeping with the existing dwelling.

4.0 PLANNING HISTORY

4.1 The council's online planning register indicates there is no record of any previous planning history for No.45 Whalley Road, Langho.

5.0 DEVELOPMENT PLAN POLICY

5.1 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).

5.2 The following policies are of relevance to the proposal:
Policy DMG1: General Considerations
Policy DMH5: Residential and curtilage extension

6.0 EVALUATION

6.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity

6.2 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.

6.3 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.

6.4 HIGHWAYS AND PARKING

The proposal does not alter or effect the existing parking provisions for the property. The proposal will not have a negative impact to the local highway.

7.0 CONCLUSION

7.1 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.