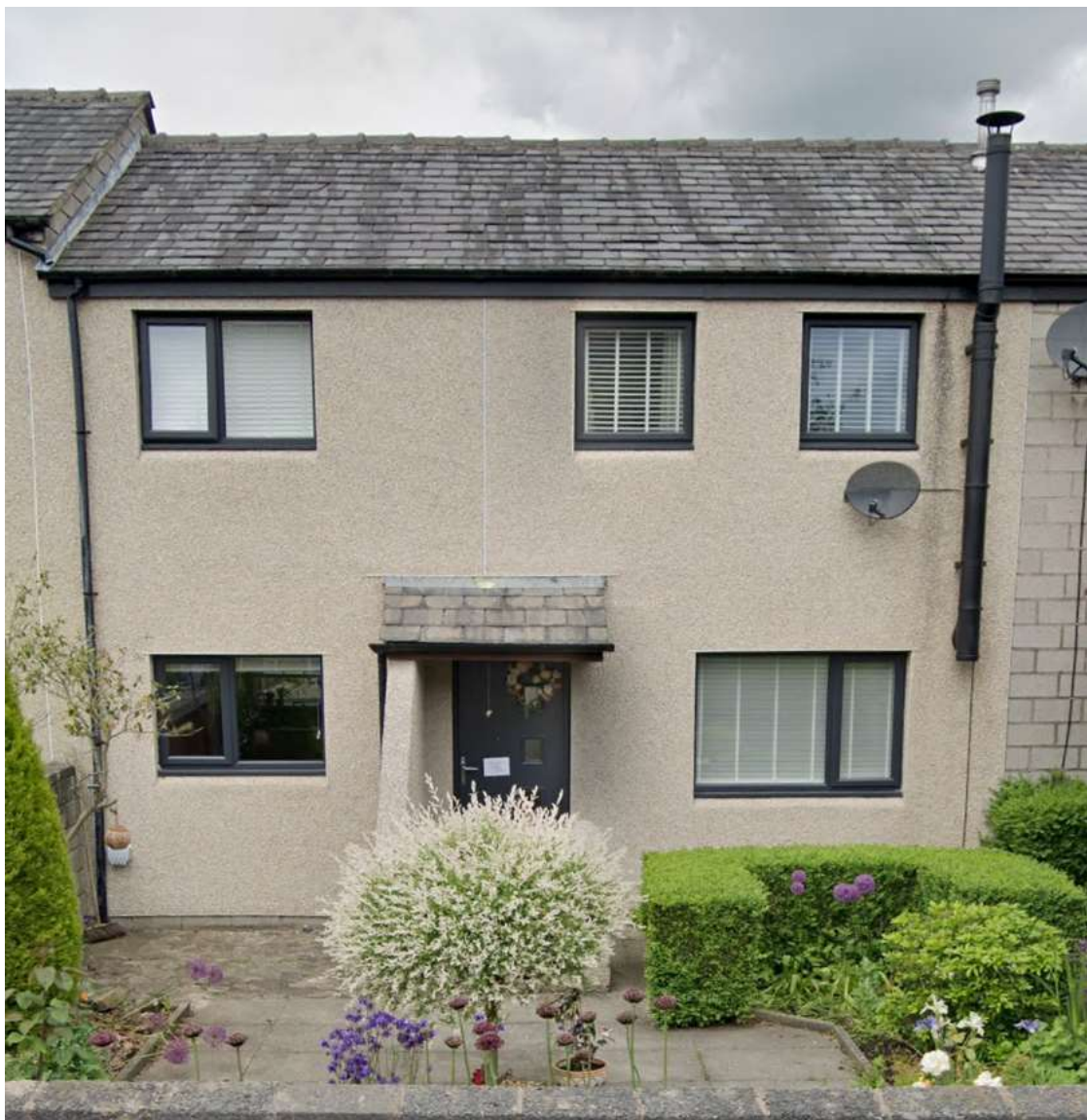


## PLANNING STATEMENT

**For**  
**The Proposed First Floor Infill Extension**  
**and Associated Internal Alterations**  
**To No.2 Hayhurst Farm Terrace**  
**Clitheroe**  
**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 Porter, it has been prepared as part of a householder planning application which seeks approval for the proposed first floor infill extension and associated alterations to No.2 Hayhurst Farm Terrace, Clitheroe.
- 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:

- 2288 - 01 Existing and Proposed Plans, Elevations and Visuals.
- 2288 - Site Location Plan
- 2288 - Block Plan

## 2.0 THE SITE

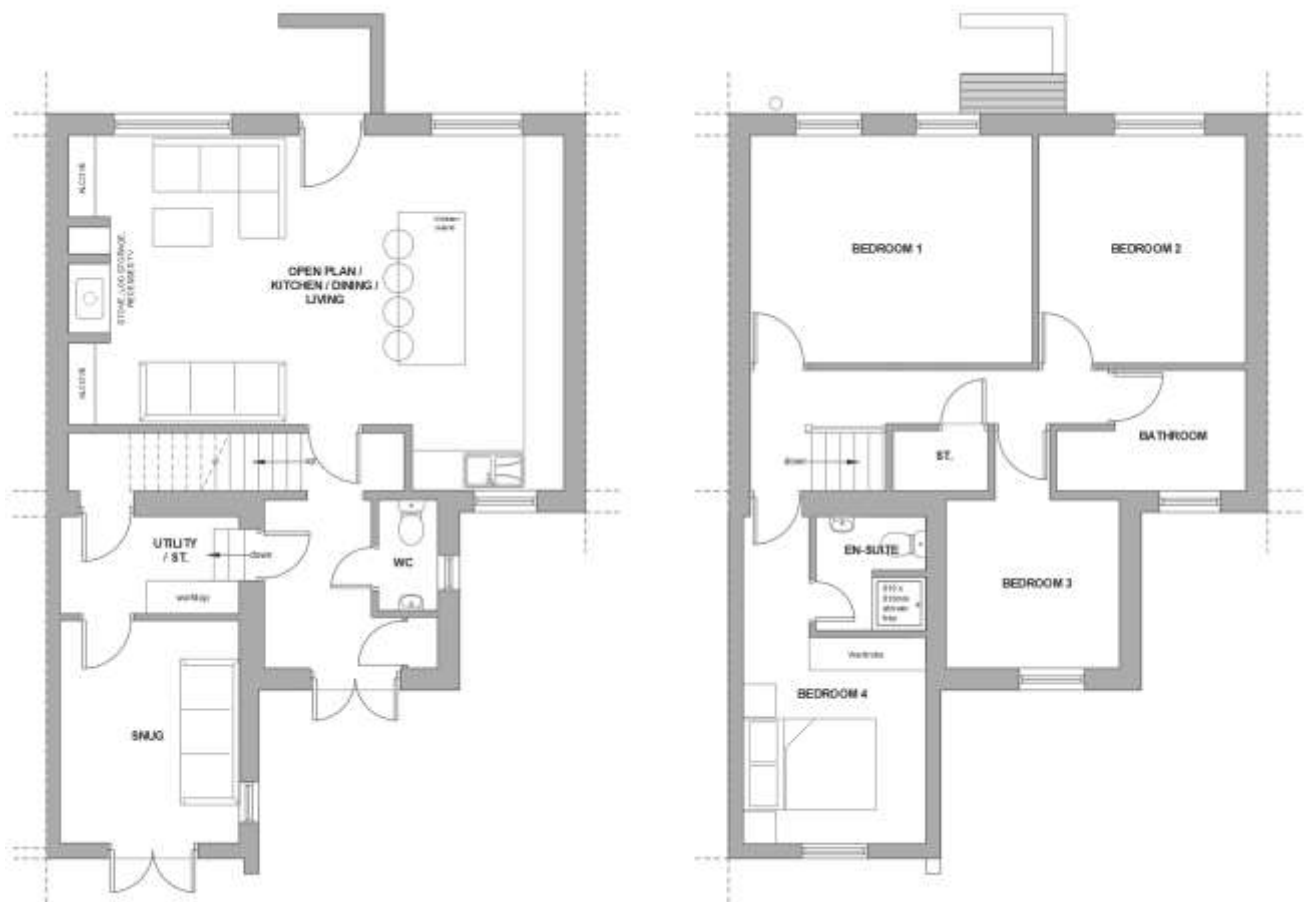
- 2.1 The property is a mid-terrace dwelling built of blockwork with a rendered finish.
- 2.2 The property is located along Hayhurst street to the east and hayhurst farm terrace to the west of the site.



FIGURE 1: SITE LOCATION

### 3.0 PROPOSAL

- 3.1** The dwelling comprises of a two storey property, with the principle front elevation facing East onto Hayhurst street. Garden amenity areas are located to the front and rear of the property.
- 3.2** The proposal comprises of a first floor infill extension built up off the existing single storey structure to facilitate a bedroom and En-suite at first floor level. The internal alterations proposed include creating an open plan kitchen, dining and living area, converting the existing storage room to facilitate a snug room and installing a ground floor WC. The two single bedrooms are to be combined at first floor level to provide a suitably sized bedroom.



**FIGURE 2: PROPOSED GROUND AND FIRST FLOOR PLANS**

- 3.3** 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, with the roof profile continued across the first floor infill extension area and the verge and eaves detailing matching that of the existing dwelling.
- 3.4** A limited palette of materials to match the existing property materials have been utilised to ensure the proposal is in keeping with the existing dwelling.



**FIGURE 3: PROPOSED VISUALS**

**3.5** Two storey rear extensions are present to neighbouring properties in close proximity, No.68 Hayhurst street directly adjacent to No.2 Hayhurst Farm Terrace features a two storey rear extension.



**FIGURE 4: NO.68 HAYHURST STREET TWO STOREY REAR EXTENSION**



## 4.0 PLANNING HISTORY

- 4.1 The council's online planning register indicates there is no record of any previous planning history for No.2 Hayhurst Farm Terrace.

## 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 existing roof profile has been continued across the first floor infill extension 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 detrimental loss of light to neighbouring properties or to neighbouring properties habitable room windows. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.
- 6.4 **HIGHWAYS AND PARKING**
- The proposal does not seek to alter the number of bedrooms within the property or effect the existing parking arrangements.

## 7.0 CONCLUSION

- 7.1** In summary the proposal which forms the basis of this householder planning application has been designed to 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.