

PLANNING STATEMENT

**For
The Proposed Erection Of A Rear Extension
At
No. 9 Medlock Way, Clitheroe,
Lancashire**



Date: June 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 Wallace, it has been prepared as part of a lawful development certificate application for the proposed erection of a single storey rear extension at No.9 Medlock Way, Clitheroe.
- 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 drawing:

- 2293-01A Existing and Proposed Plans, Elevations and Visuals

2.0 THE SITE

- 2.1** The site is located within the settlement boundary of Clitheroe. The property is a two storey detached dwelling built of facing brickwork.
- 2.2** A driveway is located to the front of the property suitable for the provision of two vehicular parking spaces.

3.0 PROPOSAL

- 3.1** The proposal comprises of the erection of a single storey rear extension to the property to facilitate an enlarged kitchen / dining / family room area.

The size of the proposed single storey extension is 8.98m long and will project from the rear of the dwelling by 4m.

The size and scale of the rear extension will ensure the extension will appear subservient to the original dwelling.

- 3.2** The design has taken reference from the surrounding context to create a proposal that is in keeping with the existing property to ensure the character of the property is maintained, providing a positive visual impact and ensuring a positive relationship between the original property and extension.
- 3.3** A limited palette of materials are to be utilised to match the existing materials of the dwelling. Rooflights have been included in the design to ensure the area benefits from large expanses of natural light.



IMAGE 1: REAR ELEVATION VISUAL



IMAGE 2: REAR ELEVATION VISUAL



IMAGE 3: INTERNAL VISUAL



IMAGE 4: INTERNAL VISUAL

4.0 PLANNING HISTORY

- 4.1 There have been no previous planning applications submitted at No.9 Medlock Way, Clitheroe.

5.0 PLANNING POLICY AND EVALUATION

- 5.1 The proposed single storey rear extension is to be constructed in accordance with the householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

The extension has been designed in line with the points below in accordance with the householder permitted development rights.

1/. Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres (eaves height of the extension 2.3m).

2/. The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house (extension to be constructed with facing brickwork with a concrete roof tile roof covering to match the existing).

3/. Single-storey rear extensions cannot extend beyond the rear wall of the original house by more than four metres for a detached house (extension extends 4m beyond the rear wall of the existing house).

4/. Single-storey rear extensions cannot exceed four metres in height (height of the extension 3.44m).

6.0 CONCLUSION

- 6.1** 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 extension 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 proposed extension does not compromise the amenity of adjacent properties, or their gardens. The site is within an established residential area in which similar sized extensions have been undertaken to properties in close proximity. The extension has been designed in accordance with Class A of the permitted development rights.