

## **PLANNING STATEMENT**

**FOR  
THE REMOVAL OF THE EXISTING DETACHED GARAGES AND OUTBUILDING,  
ERECTION OF A SINGLE STOREY REAR EXTENSION AND REPLACEMENT  
DETACHED GARAGE  
AT NO.1 HAWTHORNE PLACE,  
CLITHEROE**

**Date:** March 2023

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Mr Freeman, it has been prepared as part of a householder planning application for the removal of the existing detached garages and outbuilding, erection of a single storey rear extension and replacement detached garage.
- 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:

- 2282 – 01B Existing and Proposed Plans, Elevations and Visual
- 2282 – 02A Existing and Proposed Outbuilding, Garage Plans and Elevations
- 2282 - Site Location Plan
- 2282 - Block Plan

## 2.0 THE SITE

- 2.1 The property is an end terrace dwelling built of stonework with a rendered finish.
- 2.2 The property is located along Hawthorne Place which is accessed from Waddington road (B6478)



FIGURE 1: SITE LOCATION

- 3.1** The proposal facilitates to removal of the existing detached garages and outbuilding.



**FIGURE 2: PHOTO OF DETACHED GARAGES TO BE REMOVED**



**FIGURE 3: PHOTO OF OUTBUILDING TO BE REMOVED**

- 3.2** The dwelling comprises of a two storey property with a large residential curtilage to the rear with detached garages.
- 3.3** The proposal comprises of a single storey rear extension to facilitate an enlarged kitchen and dining area. In place of the removed garages a single detached garage is proposed.



**FIGURE 4: PROPOSED REAR EXTENSION 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, with the roof profile maintained and the verge and eaves detailing matching that of the existing dwelling.
- 3.5** A limited palette of quality materials are used to enhance the positive visual impact of the design and to ensure the proposal is in keeping with the existing dwelling. The material selection for the extension and detached garage match that of the existing dwelling with the slate roof covering and rendered external finish.

## 4.0 PLANNING HISTORY

- 4.1 The council's online planning register indicates there is no record of any previous planning history for No.1 Hawthorne Place.

## 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 existing dwelling 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.

## 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. 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.