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PLANNING DESIGN STATEMENT

Proposed Alterations, 3 Springdale Road, Langho, BB6 8ER

The property is a semi-detached bungalow, with gardens to the front and rear. The existing tarmac drive runs along the eastern boundary to a detached single garage in the rear garden area. The driveway is sufficient for parking 2no vehicles. It is estimated that the property was constructed in the late 1960's

The proposed alterations are for the construction of a single storey extension to the rear of the existing bungalow, a dormer extension to the rear elevation, and a small dormer extension to the front, roadside elevation.

Under the legislation Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2019) the single storey extension and the rear dormer extension would be classed as permitted development. The single storey extension under Schedule 2, Part 1, Class A of The Act, and the rear dormer extension (<50m³ additional roof volume) under Schedule 2, Part 1, Class B of The Act. The additional volume of roof space created by the rear dormer is 42m³

The dormer to the front elevation requires planning approval, under Schedule 2, Part 1, Class B1(c) of The Act. The addition of the dormer to the front elevation increases the additional volume of the roof space by a further 21m³. This takes the additional roof space to 63m³, which is beyond the permitted 50m³.

The Householder planning application is therefore submitted to cover the single storey extension and both dormer extensions.

Reference has been made to the Ribble Valley Borough Council Supplementary Planning Guidance document, with regards to the front dormer extension.

It should also be noted that the new window in the gable elevation at first floor level is to be fitted with obscured glazing and be non-opening.

The design of the proposed extension has also be considered in relation to the immediate streetscape. Specific reference is made to the dormers located at no.8 and no.19 Springdale Road, with regards to their prominence on the front elevations. The material finishes proposed also reflect the works carried out at no.10 and no.19 Springdale Road. See Appendix A attached to this Statement.

It is considered that the proposals are of a suitable scale, size and material finish that do not have an adverse impact on the visual or residential amenities of the immediate area.



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16th March 2024

APPENDIX A – STREETSCAPE PHOTOGRAPHS FROM GOOGLE STREETVIEW



Dormer to no.8 Springdale Road



No.10 Springdale Road



No.19 Springdale Road