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34b Heaton Lane
Stockport
SK4 1BS

Ribble Valley Borough Council
The Planning Department,
Council Offices,
Church Walk,
Clitheroe,
BB7 2RA

9 April 2024

Dear Sirs,

Stoneroyd, Haugh Avenue, Simonstone, BB12 7HZ (Planning Portal Ref: PP-12858514)

Broadgrove Planning & Development have been instructed to prepare a householder application in relation to the above property. Permission is sought for the demolition of existing garage and utility room, erection of single storey rear extension and double garage to side elevation, creation of new driveway with automatic vehicle gates and provision of new railing to boundary wall along Haugh Avenue frontage.

In addition to this covering letter, we are pleased to enclose the following plans in support of the application:

- 11581-PL-L01 – Site Location Plan;
- 11581-PL-L02 – Existing Site Plan;
- 11581-PL-L03 – Proposed Ground Floor Plan;
- 11581-PL-P01 – Existing Ground Floor Plan;
- 11581-PL-P02 – Existing Roof Plan;
- 11581-PL-P03 – Proposed Ground Floor Plan;
- 11581-PL-P04 – Proposed Roof Plan;
- 11581-PL-E01 – Existing Elevations;
- 11581-PL-E02 – Proposed Elevations.

Site description:

The application property comprises a large two-storey detached dwelling located on the western side of Haugh Avenue, the property occupies a corner plot with the southern side adjoining Whalley Road. The property has natural stone walls with a slate roof. The surrounding area is residential in character and comprises detached, semi-detached and bungalows.

The dwelling is accessed from Haugh Avenue and is served by private driveway to the north of the plot which provides access to the existing single garage.

The property occupies the northern part of the site with the southern portion mainly constituting garden. The property boundary is defined by a medium height stone wall which fronts both Haugh Avenue and Whalley Road. There are several trees and hedges along the site boundaries which provide privacy. The property is not located within a conservation area.

The site is located in Flood Zone 1.

Planning History:

3/2014/0394 - Single storey extension to the south elevation – Refused 25 June 2014.

The subsequent appeal was allowed with the inspector noting that the extension is modest in relation to the property which is set well back from the adjoining roads. Therefore, the proposal would not result in a building that appears cramped on its plot and it was therefore concluded that the proposal would not materially harm the character or appearance of the area and would be in accordance with policy (PINS Ref: APP/T2350/D/14/2222081 - dated 11 March 2015).

Planning Policy:

The development plan consists of the Ribble Valley Borough Council Core Strategy 2008-2028 (adopted December 2014) and Housing and Economic Development DPD (adopted October 2019).

The following policies from the Core Strategy are relevant to the proposals:

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMH5: Residential and Curtilage Extensions

Planning Considerations:

Visual Amenity

Core Strategy Policy DMG1 sets out in relation to design, that all development must, inter alia:

- 1. Be of a high standard of building design which considers the 8 building in context Principles (from the CABE/English Heritage building in context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

All the components of the proposed development are considered to be sympathetic to the design scale of the existing dwellinghouse. Materials and windows will be used to match the existing dwelling.

The orientation of the property on a corner plot means that it has two road frontages. The southern elevation includes the front door and comprises the front (principal) elevation. Therefore, the proposed garage extension comprises a side extension but one which extends beyond the front elevation towards the highway. It is noted that the property is set well back from the Whalley Road frontage, and no views

are possible from the streetscene towards the location of the extension by virtue of the substantial hedging along the boundary.

The garage extension would be single storey with a flat roof and therefore would appear subservient to the original dwelling. It is relevant to consider the previous inspectors' comments when considering the principle of an extension towards the projecting beyond the southern elevation. Given the house is well set back from the adjoining roads, the proposal would not result in a building that appears cramped on its plot. Also, the building already benefits from an irregular footprint and there is a lack of uniform building line. As such the extension which projects further forward from the principal elevation would not disrupt any architectural rhythm in the local area nor would it harm the character and appearance of the area.

The proposed rear extension will have a depth of 4m measured from the existing rear wall. The extension is located to the north of the dwelling and will occupy part of the space currently occupied by the existing garage which is to be demolished. Given this element extends 4m wholly from the rear wall of the original dwellinghouse and would have a single storey which does not exceed 4m in height, the proposed extension would compromise permitted development, however this element is included within the application proposals for completeness.

The proposals also include the addition of piers and railings to the boundary wall along Haugh Avenue along with a new automatic vehicular gate serving a new driveway. The materials would match the existing and would be in keeping with the appearance and character of the application property.

Neighbouring Amenity

In relation to amenity Core Strategy Policy DMG1 sets out development must:

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*

The proposed development would not negatively impact on neighbouring amenity by way of loss of privacy or overbearing impact.

The property is positioned within a generous plot, the rear extension is therefore well separated from the neighbouring property to the north. The removal of the existing garage to the north of the property means that there will be greater separation between the application property and No. 2 Haugh Avenue post development.

The new double garage located to the western elevation has the most potential to impact neighbours given its position close to the boundary with No. 1 Scott Avenue. However, given the modest height of the garage incorporating a flat roof and the retention of the substantial boundary planting which provides screening, the erection of the garage will not negatively impact on the amenity of the neighbouring property through visual intrusion.

Highways / Parking

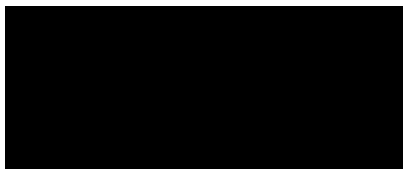
The proposals include the demolition of the existing single garage and erection of a new garage with sufficient space for 2 vehicles. The new driveway will also provide sufficient space for additional vehicles to park off the highway. Proposals will not lead to any additional demand for highway parking.

Summary:

For the reasons stated in this letter it is requested that the officer appointed to determine this application should look upon this scheme favourably and recommend approval without delay.

I trust the above is clear but please do not hesitate to contact me should you have any queries. We look forward to discussing this application with you in due course.

Yours faithfully,



Jack Appleton
Associate

