

Mr & Mrs Marle

Proposed Side and Rear Extension

22 Willows Park Lane, Longridge

Design and Access Statement

A4133

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1.0 LOCATION & SITE CONTEXT

- 1.1 The site lies in the built environment of Longridge town.
- 1.2 The application site relates to a detached two storey dwelling with an attached garage to the side.
- 1.3 The property faces onto Willows Park Lane, set back approx. 6.5m from the road, separated by a grassed front garden, driveway and main footpath. The property has an attached garage sited to the south west which has a single storey extension to the rear.
- 1.4 These proposals are for the construction of a new first floor above the existing garage / extension, with an additional two storey extension to the rear.

2.0 RESPONSE TO CONTEXT

- 2.1 22 Willows Park Lane lies within a row of properties of similar design.
- 2.2 The adjacent property (no 20) also has a similar extension over the garage, flush with the front elevation, with matching eaves and ridge heights.
- 2.3 A public footpath separates no's 20 and 22 making the distance approx. 5m between the two.
- 2.4 The applicants have previously applied (on two occasions) for permission to construct proposals similar to those before you today.
- 2.5 03/2023/0813 was approved after several amendments requested by the planning officer. To remove the first floor gable projection, to remove the first floor balcony and to step back the first floor extension from the front elevation.
- 2.6 However the applicants still felt that they would prefer the first floor to line through with the front elevation, as next door and a further application was submitted and subsequently refused. This decision was taken to appeal but unfortunately Council's decision was upheld. None the less the Inspector was of the opinion that there should be no reason for the first floor to step back. Indeed he was of the opinion that *'it would create a visual sense of balance between the properties and intervening footpath'*.

2.7 The Inspector also found that the first floor balcony could be permissible providing satisfactory mitigation measures were provided, such as appropriate privacy screening of suitable height and opacity.

2.8 The opinions of the appeal decision have been taken into account and relevant amendments made.

3.0 QUANTUM OF DEVELOPMENT

3.1 The footprint of the proposed rear extension is 17m² with a ridge height of approx. 6.1m with the eaves being approx. 5m. The two storey side extension is to sit above the existing single storey garage and kitchen which is to be brought to line with the main dwelling two storey eaves and ridge heights.

4.0 USE

4.1 The extension is to be totally ancillary to the existing single family domestic residence and associated garden with no change to the residential curtilage.

5.0 LAYOUT

5.1 The proposed new extension is to be sited over the existing single storey garage and kitchen, with an extension to the rear. This will provide two additional bedrooms, both with ensuite bathrooms. One of the existing bedrooms will be re-purposed as a dressing room to serve the new master bedroom suite created. The ground floor will further extend the kitchen and facilitate a utility room to the rear of the existing garage.

5.2 There is also to be a covered patio area to the rear (veranda), part of which will provide a first floor balcony accessed from the new master bedroom. This will have a 1.8m high privacy screen protecting the amenity of the adjacent garden area to No 24.

6.0 SCALE

6.1 The overall footprint, height and volume of the proposed extension is shown below:

- New footprint = approx. 17m²
- Height to main two storey eaves = approx. 5m
- Height to main two storey ridge = approx. 6.1m

7.0 APPEARANCE

- 7.1 The appearance of the proposed extension reflects that of the existing dwelling and continues a visual sense of balance between this property and its adjacent neighbour.

8.0 LANDSCAPE

- 8.1 The existing boundary treatments are to remain the same.
- 8.2 The existing hard standing to the front is to remain unchanged.

9.0 ACCESS

- 9.1 Existing vehicular access is already provided and is to remain unchanged.
- 9.2 Statement of Intent
It is the intention of our client to fully comply with current regulations and methods of best practice.
- 9.3 Guidance & Legislation
The design of the scheme with regards to access has been developed with reference to Part B (Fire Safety), Part K (Protection from Falling, Collision and Impact) and Part M (Access and Use of Buildings) of the approved documents along with reference to the Disability Discrimination Act.
- 9.4 The floor level within the extension is to be level throughout and is to be designed to current access and mobility standards as required by the current Building Regulations.

10.0 CONCLUSION

- 10.1 Whilst RVBC planning policy requests that side extensions are set back from the main front elevation of the host dwelling, Planning Inspectorate see no issue with this property being in line (as already permitted at no 20). The proposed balcony would be provided with appropriate privacy mitigation from the adjacent garden with opaque screen at 1.8m high. For reasons outlined in this Statement, the council is respectfully invited to grant approval for these proposals.