

PLANNING STATEMENT

For
The Proposed Extension and Associated Alterations
At No.85 Chatburn Road,
Clitheroe, Lancashire



Date: November 2024

1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our client Mr and Mrs Drake, it has been prepared as part of a householder planning application which seeks approval for the proposed single storey rear extension, first floor infill extension and associated alterations to No.85 Chatburn Road, Clitheroe.
- 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:

- 2339 - 01 Existing and Proposed Plans and Elevations.
- 2339 – 02A Proposed Plans, Elevations
- Preliminary Bat Roost Assessment Report

2.0 THE SITE

- 2.1** The property is a semi - detached dwelling built of facing brickwork with areas with a rendered finish.
- 2.2** The property is located along Chatburn Road, Clitheroe

3.0 PROPOSAL

- 3.1** The dwelling comprises of a two storey property, with the principle front elevation facing South East onto Chatburn Road. A driveway is located to the front of the property suitable for the provision of three vehicular parking spaces and garden amenity areas are located to the front and rear.
- 3.2** The proposal comprises of a single storey rear extension to facilitate an enlarged kitchen area. A first floor infill extension built up off the existing single storey structure is proposed to facilitate a bedroom and en-suite at first floor level.
- 3.3** In addition the garage door is to be removed and infilled (already infilled internally). 2no. small windows are proposed to the ground floor south east elevation, a side door is proposed to the south west elevation (existing blocked up window location).
- 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 eaves detailing matching that of the existing dwelling.
- 3.5** A limited palette of quality materials such as white windows and doors, render and a blue slate roof covering are used to enhance the positive visual impact of the design and to ensure the proposal is in keeping with the existing dwelling.

4.0 PLANNING HISTORY

- 4.1 The council's online planning register indicates there is no record of any previous planning history for No.85 Chatburn Road, Clitheroe.

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) (2023).
- 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 street scene 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.
- 6.4 **HIGHWAYS AND PARKING**
The proposal facilitates the required number of vehicular parking spaces for a 4 bedroom property. The proposal will not have a negative impact to the local highway.

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 and will complement the existing street scene. 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.