

## **PLANNING STATEMENT**

**For**  
**The Proposed Extensions**  
**and Associated Alterations**  
**At High Meadow, Church Close, Read**

**Date:** March 2025

## 1.0 INTRODUCTION

- 1.1** This Planning Statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Anderson, it has been prepared as part of a householder planning application which seeks approval for the proposed extensions and associated alterations at High Meadow, Church Close, Read.
- 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:

- 2346 - 01 Existing Plans and Elevations
- 2346 – 02A Proposed Plans
- 2346 – 03A Proposed Elevations and Visual

## 2.0 THE SITE

- 2.1** The property is a detached, three bedroom dwelling built of coursed stonework and areas with a rendered finish.
- 2.2** The property is located along Church Close, adjacent to George Lane.

## 3.0 PROPOSAL

- 3.1** The proposal facilitates the removal of the single storey structure to the side of the property (Existing Ground Floor Store / WC).
- 3.2** The proposal comprises of the conversion of the existing integral garage, erection of a single storey extension to the side / front of the property to facilitate a Utility, WC, Home Office and Garage and the erection of a porch / entrance extension to the front of the property.
- 3.3** The design has taken reference from the surrounding context to create a proposal that is in keeping with the existing property and area. The garage has been located to the front of the property which is a common feature to adjacent / nearby properties located in close proximity along George Lane.
- 3.4** A limited palette of materials to match the existing property materials have been utilised to ensure the proposal is in keeping with the existing dwelling.

## 4.0 PLANNING HISTORY

- 4.1 The council's online planning register indicates the following planning history for the property:

*Application 3/2002/0628. Applications for full consent – Erection of a Upvc Conservatory to the side of the Property. Approved - 12/09/2002*

## 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) (2024).
- 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 detrimental loss of light to neighbouring properties or to neighbouring properties habitable room windows. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.
- 6.4 **HIGHWAYS AND PARKING**
- The proposal does not seek to alter the number of bedrooms within the property or effect the existing parking arrangements.

## 7.0 CONCLUSION

- 7.1** In summary the proposal which forms the basis of this householder planning application has been designed to 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.