

PD Construction Consultants

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PLANNING DESIGN STATEMENT

Proposed Alterations, 86 Whalley Road, Langho, BB6 8EQ

INTRODUCTION

The property is a detached bungalow, with gardens to the front and rear. There is an attached, flat roofed, garage at the north-east end of the bungalow. The existing brick pavior drive runs along the north-eastern boundary. The driveway is sufficient for parking 2no vehicles. Ordnance Survey mapping suggests that the property was constructed in the late 1920's. There is a small, timber clad, flat roofed dormer to the centre section of the front elevation roof, which is a later addition to the property.

The proposed alterations are for the construction of a pitched roof extension to the garage of the existing bungalow, a 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) the roof extension would be classed as permitted development (<50m³ additional roof volume) under Schedule 2, Part 1, Class B of The Act. The additional volume of roof space created by the roof extension is 23m³

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 3.80m³. This takes the additional roof space to 26.80m³.

The Householder planning application is therefore submitted to, primarily, cover the dormer extension.

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.

A Bat Survey Report was issued out on 2nd October 2024, and confirmed "*There was no evidence to suggest bats had been present*".

The existing first floor bedroom and dormer to the front elevation have been constructed without planning consent or Building Regulations approval.

REMEDIAL WORKS

Preliminary remedial works have been undertaken to address dampness and water ingress issues. This work has in turn exposed some serious structural issues, primarily to the first floor roof area.

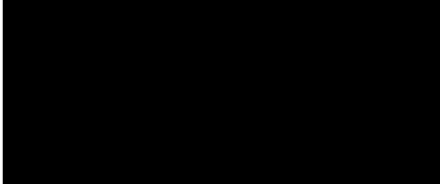
A Building Control Officer site visit, also confirms the structural issues.

Urgent remedial work has been done to deal with the structural matters. This is detailed in the reports in Appendix A of this statement.

SUMMARY

Essential structural repairs have been carefully carried out. During this work, it was confirmed that no bats were evident in the roof space. All the work carried out to date is internal or within Permitted Development rights and does not require planning approval

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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9th April 2025

APPENDIX A – STRUCTURAL INSPECTION REPORTS