

PLANNING STATEMENT

For
The Proposed Extension
and Associated Alterations
At No. 26 Grindleton Road, West Bradford

Date: June 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 Ritchie, it has been prepared as part of a householder planning application which seeks approval for the proposed single storey extension and associated alterations at No.26 Grindleton Road, West Bradford.
- 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:

- 2517 - 01 Existing Floor Plan and Elevations
- 2517 – 02 Proposed Floor Plan and Elevations

2.0 THE SITE

- 2.1** The property is a semi - detached, three bedroom dwelling.
- 2.2** The property is located along Grindleton Road, West Bradford.

3.0 PROPOSAL

- 3.1** The proposal comprises of the erection of a single storey extension to the rear / side of the property to facilitate an accessible ground floor bedroom.
- 3.2** The design has taken reference from the surrounding context to create a proposal that is in keeping with the existing property and area.
- 3.3** 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 3/2009/0460. Applications for full consent – Proposed rear extension, part single storey, part two storey. Approved - 18/08/2009

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 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. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.

6.4 HIGHWAYS AND PARKING

The proposal seeks to add an additional bedroom at the property to provide an accessible ground floor bedroom, the proposed number of bedrooms at the property will be four. The existing driveway provides three vehicular parking spaces suitable 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 provide an accessible ground floor bedroom at the property. The proposal does not compromise the amenity of adjacent properties. The proposal fully accords with the policies of the Core Strategy and the National Planning Policy Framework.