

PLANNING STATEMENT

For
The Proposed Single Storey Side Extension
and Associated Alterations
At No.21 Hawthorn Road, Barrow.

Date: September 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 Edwardson, it has been prepared as part of a householder planning application which seeks approval for the erection of a single storey side extension and associated alterations at No.21, Hawthorn Road, Barrow.
- 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 drawing:

- 2527 - 01 Existing and Proposed Floor Plans, Elevations and Visual.

2.0 THE SITE

- 2.1** The property is a two bedroom end terrace town house.
- 2.2** The property is constructed from facing brickwork and a concrete tile roof covering.

3.0 PROPOSAL

- 3.1** The proposal comprises of the erection of a single storey extension to the side of the property to facilitate a home office and utility / storage room.
- 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.
- 3.4** The proposed side extension has been designed in accordance with householder permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015.

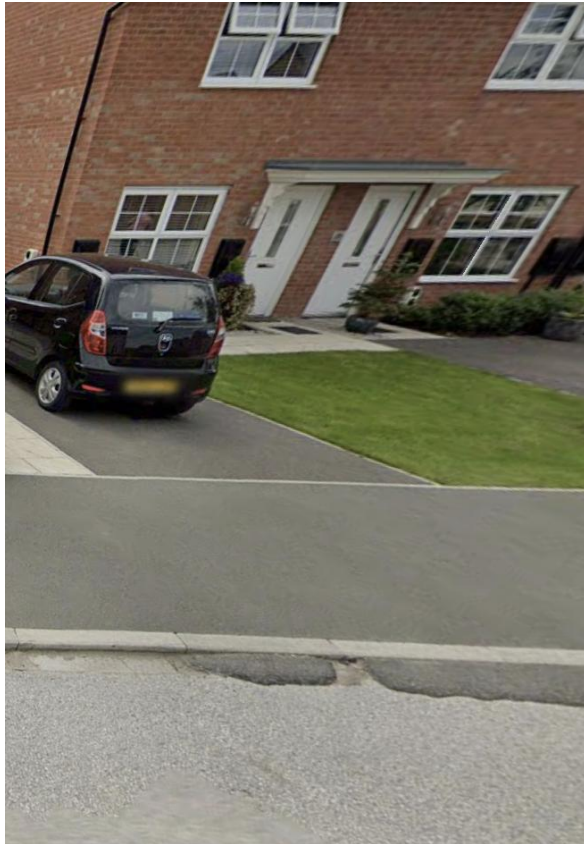
The extension has been designed in line with the points below in accordance with the householder permitted development rights.

- Where the extension comes within two metres of the boundary the height at the eaves cannot exceed three metres (eaves height of the extension 2.6m).

- The materials used in any exterior work must be of a similar appearance to those on the exterior of the existing house (extension to be constructed in facing brickwork, with a concrete tile roof covering to match the existing house).
- Side extensions must be single storey and not have a width greater than half the width of the original house (extension less than half the width of the original house 2.15m) with a maximum height of four metres (height of the extension 3.6m).



3.5 In addition the creation of an additional car parking space to the front of the property is proposed. The property benefits from an existing low level / dropped kerb across the driveway / property frontage.



4.0 PLANNING HISTORY

4.1 There have been no previous planning applications submitted at No.21 Hawthorn Road, Barrow.

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

- 6.1 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 facilitates the required number of vehicular parking spaces for a 2 bedroom property. The proposal will not have a negative impact to the local highway.

6.5 PERMITTED DEVELOPMENT RIGHTS

The proposed side extension proposed would generally be able to be undertaken utilising permitted development rights, allowing householders to improve and extend their homes without the need to apply for planning permission.

However, following an evaluation of the planning conditions attached to the original planning approval for the residential development of the site (Application No. 3/2019/0012) the following condition was imposed in regards to all car parking areas and for the car parking areas to be permanently maintained.

- 18. All car parking and manoeuvring areas, shown on the approved plans, shall be marked out and made available for use before each dwelling, to be served by such areas, is brought into use. The approved parking and manoeuvring areas shall be permanently maintained as approved thereafter.**

REASON: To allow for the effective use of the parking areas.

Schedule 3 (4) of the PD Regulations states:-

Nothing in this Order permits development contrary to any condition imposed by any planning permission granted or deemed to be granted under Part 3 of the Act otherwise than by this Order

As the extension would result in a breach of condition 18 attached to the original planning approval for the residential site, planning permission is required for the proposed side extension.

7.0 CONCLUSION

- 7.1 In summary the proposal which forms the basis of this householder planning application has been designed to provide a positive visual impact and design for the site and surrounding area and will complement the existing dwelling. The modest side extension will provide an appealing and quality aesthetic whilst using materials and design principles to respect and ensure it is in keeping and harmony with the existing and surrounding properties. 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.