

# PLANNING STATEMENT

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FOR THE PROPOSED ALTERATIONS TO  
INGLEDALE, NEWBY, RIMINGTON



Ribble Valley Architecture Ltd.

## 1.0 INTRODUCTION

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- 1.1 This Planning statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Bolton, it has been prepared as part of a householder planning application for the proposed removal of the existing roof structure and replacement with a raised roof structure incorporating raising of the eaves height to the rear and the incorporation of conservation rooflights to accommodate the conversion of the loft and associated alterations.
- 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:

- 2528 – 01 Existing Floor Plan, Elevations and section
- 2528 – 02 Proposed Floor Plan, Elevations and section
- Preliminary Bat Roost Assessment Report

## **2.0 APPLICATION SITE**

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**2.1** The application site is located in Newby, Rimmington.

**2.2** The site consists of the residential dwelling Ingledale, a detached double garage, vegetation, areas of hardstanding and lawn / grassed areas.

### **3.0 PROPOSAL**

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- 3.1** The proposal facilitates the removal of the existing roof structure and replacement with a raised roof structure incorporating raising of the eaves height to the rear and the incorporation of conservation rooflights to accommodate the conversion of the loft and associated alterations.
- 3.2** The proposal facilitates two additional bedrooms and a bathroom, the additional space to be created to the property is essential to cater for the needs of the growing family and provide the necessary space to ensure the owners of Ingledale do not need to relocate to provide the necessary space for their family.
- 3.3** The design has taken reference from the existing building and surrounding context to create a proposal that is in keeping with the existing property and area.
- 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**

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- 4.1** The council's online planning register indicates there is no record of any previous planning history for Ingledale, Newby, Rimington.

## **5.0 DEVELOPMENT PLAN POLICY**

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- 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 of the Ribble Valley Core Strategy ('the Core Strategy') are of relevance to the proposal:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMH5: Residential and curtilage extension

## 6.0 EVALUATION

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6.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity
- Highways
- Landscape/Ecology

### 6.2 Principle of Development:

The application relates to the alteration of a residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

### 6.3 Visual Appearance

Policy DMG1 of the Ribble Valley Core Strategy states that development must:

1. Be of a high standard of building design which considers the 8 building in context principles from the CABE/English heritage building in context toolkit.
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

The proposal is of a modest scale when read in context with the existing built form. The design and material selection will ensure that the proposal is in keeping with the area. The proposal complies with the requirements of policy DMG1.

### 6.4 Impact Upon Residential Amenity

The application dwelling has two immediately adjacent neighbours. Both adjacent properties are situated on higher ground / elevated positions compared to the application dwelling Ingledale. Whilst the roof of the dwelling is proposed to be raised / lifted by 1.12m, accounting for the topographical position of Ingledale and adjacent dwellings there is sufficient distance to mitigate any significant sense of overbearing or loss of light as a result of the proposals.

### 6.5 Highways

The property facilitates the required number of parking spaces for a three bedroom property, with the provision of two car parking spaces in front of the detached garage and additional parking spaces provided within the double garage. The proposal will not have a negative impact to the local highway.

## **6.6 Landscape / Ecology**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

A preliminary bat roost assessment was carried out at the application site. The survey concluded that no evidence of bats was recorded and the property offered negligible bat roosting potential.

## 7.0 SUMMARY

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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 increase in eaves height to the rear and raising of the roof will use 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.

The alterations to the property will provide the required space for the growing family and ensure the property can be adapted to suit the family's requirements.