

Planning Statement

For

The Proposed Dorma Upwards Extension

and Single Storey Side Extension

At 1 The Acres, Barrow, Clitheroe, BB7 9BH

Date: December 2025

1.0 Introduction

1.1 This planning statement has been prepared by Mr and Mrs Hall in liaison with JL Architectural Designs. It has been prepared as part of a householder planning application which seeks approval for the conversion of the existing dormer bungalow into a two storey dwelling, a single storey side extension replacing the existing conservatory, and a front porch extension at No.1 The Acres, 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 drawings:

- The Acres - 01 Existing Ground and First Floor Plan
- The Acres - 02 Existing Elevations
- The Acres - 03B Proposed Ground and First Floor Plan
- The Acres - 04C Proposed Elevations

2.0 The Site

2.1 The property is a 4 bedroom bungalow dormer.

2.2 The property is constructed from facing brickwork, render and a concrete tile roof covering.

2.3 The application site is located on The Acres which its properties alternate in character and size.

2.4 The plot is of generous size and benefits from clear separation from the neighbouring properties.

3.0 Proposal

3.1 The proposal includes the conversion of the existing dormer bungalow into a two-storey dwelling through the removal of the existing roof structure, an increase in wall height, and the construction of a new pitched roof to create a full first-floor level. The existing height of the property is 6 metres and the proposed height is 8 metres so there will be an increase of 2 metres. While the changes result in an increase in height and overall mass, the revised form has been carefully designed to remain proportionate to the generous plot size and reflective of the varied scale and form of residential development within The Acres and the surrounding area.

3.2 A single story side extension at the back of the property to facilitate a larger kitchen/dining area. The existing conservatory at the rear of the property will be replaced with an orangery.

3.3 Addition of an extended front entrance to enhance the dwellings appearance and functionality of the main hallway.



Figure 1 Existing entrance



Figure 2 Proposed front entrance

4.0 Planning Policy and Considerations

4.1 The proposal does not introduce any additional residential units and remains wholly within the established residential use of the site.

The proposed upward extension, side/rear extension and front porch have been designed to accord with relevant local planning policies, particularly Policies DMH5 (Residential and Curtilage Extensions) and DMG1 (General Considerations), and are considered to represent a proportionate and appropriate form of development having regard to the size of the plot, the character of the surrounding area, and the absence of harm to neighbouring amenity.

4.2 The proposed development has been designed to avoid any unacceptable impact on the amenity of neighbouring occupiers. The increase in height is mitigated by the generous separation distances to adjacent dwellings and the orientation of the site. No additional first-floor windows are proposed in positions that would result in undue

overlooking, and the single-storey nature of the side/rear extension ensures there would be no overbearing impact or material loss of daylight to neighbouring properties.

4.3 Properties along the street (The Acres) display a considerable mix of external materials and character.

4.4 The design has taken reference from the surrounding environment to create a proposal that is in keeping with the area, including the use of sandstone and render, mirroring properties at the closely located Whitethorne Fold.



Figure 3 Properties across from The Acres on Whitethorne Fold with similar design

5.0 Benefits of proposal

5.1 The proposal will improve the functionality of the property while remaining appropriate to its scale and setting.

5.2 The development represents a modest and proportionate improvement to the existing building.

5.3 The proposal makes efficient use of existing land without extending development beyond the established residential area.

5.4 The design enhances the property without harming the character or appearance of the surrounding area.

5.5 The proposal will improve the energy efficiency of the property. Modern construction methods will help reduce heat loss and energy consumption.

6.0 Planning History

6.1 There has been one previous planning application submitted in 2005 for a garage construction on the existing property site reference 3/2005/0231. This planning application was approved with conditions for the proposal to erect a detached garage at the front of the house, adjacent to the highway. This approval for the erection of the garage was not acted upon. We are not looking to act upon this now.

7.0 Development Plan Policy

7.1 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).

7.2 The following policies are of relevance to the proposal:

Policy DMG1: General Considerations

Policy DMH5: Residential and curtilage extension

8.0 Conclusion

8.1 The proposed conversion and extensions at 1 The Acres, Barrow represent a well-considered and sympathetic form of development. The proposal has been designed to provide a positive aesthetic to the area and will modernise the existing dwelling while remaining in keeping with the surrounding area. The proposal does not compromise the amenity of adjacent properties. The proposed properties aesthetics have been carefully considered taking inspiration from existing dwellings to ensure in keeping and harmonious with the surrounding properties.

For these reasons, it is respectfully requested that planning permission be granted.