

PLANNING STATEMENT

SHIRECROFT, SHIRE LANE,
HURST GREEN, BB7 9QR



Ribble Valley Architecture Ltd.

1.0 INTRODUCTION

- 1.1** This Planning statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients, it has been prepared as part of a householder planning application which seeks approval for a dormer loft conversion to include the extension of the existing flat roof dormer to the rear, alteration of the existing front dormer to a pitched roof, additional pitched roof dormer to the front elevation, installation of conservation rooflights, alterations to external window and door positions including a Juliet balcony and associated internal 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:

- 2604 - 01 Existing Floor Plans and Elevations
- 2604 – 02B Proposed Floor Plans and Elevations
- 2604 – 03 Existing and Proposed Site Plans
- Bat Survey Report and Method Statement Bat Roost Assessment Report

2.0 APPLICATION SITE

- 2.1** The application site relates to a detached dormer bungalow located along shire Lane. The external materials of the detached bungalow consists of render and red brickwork with a slate roof covering and cladded front and rear dormers. A parking area is located to the front of the property, lawn / grassed areas are located to the rear of the property.
- 2.2** The site is within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty).
- 2.3** The site is within flood zone 1 (least likely to flood) according to GOV.UK Flood map for planning.

3.0 PROPOSAL

- 3.1** The proposal facilitates replacement of the existing front dormer flat roof with a pitched roof, with an additional pitched roof dormer proposed to the front elevation.
- 3.2** The existing flat roof dormer to the rear is proposed to be extended to suitably convert the loft space to habitable rooms.
- 3.3** Associated alterations are proposed including alterations to external window / door positions including a Juliet balcony to the side elevation.
- 3.4** Conservation rooflights are proposed to the front roof slope to ensure the rooms without windows (bedroom 2 and dressing room) can benefit from natural light and suitable means of ventilation.
- 3.5** The design has taken reference from the existing building to create a proposal that is in keeping with the existing property.
- 3.6** A limited palette of quality materials have been utilised to include cedar cladding to the dormers and a slate roof covering to the proposed pitched roof dormers to the front elevation to ensure the proposal is in keeping with the existing dwelling and area.



IMAGE 1: Proposed Ground Floor Plan



IMAGE 2: Proposed First Floor Plan

4.0 PLANNING HISTORY

- 4.1** The council's online planning register indicates there is no online record of any previous planning history at Shirecroft.

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 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

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 / Impact Upon Residential Amenity

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 design has taken reference from the existing built form and surrounding context including the material selection to create a proposal that is in keeping with the existing property and area to ensure the character of the property is maintained, providing a positive visual impact and ensuring a positive relationship between the original property and additions proposed when viewed from the street scene. The proposal does not compromise the amenity of adjacent properties.

The addition of a dormer to the front elevation and extension of the flat roof dormer to the rear are not considered to cause any undue harm to the AONB and will be readily absorbed into the built form of the existing dwelling.

6.4 Highways

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

6.5 Landscape / Ecology

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

A Bat Survey and Emergence survey has been undertaken at the property. It is considered unlikely that significant or low conservation value roosts are present within the building. It is recommended that proposed works are carried out with reasonable avoidance measures to remove any potential for disturbance.

7.0 SUMMARY

- 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 additions to the property 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 dwelling. The proposal does not compromise the amenity of adjacent properties. The alterations to the property will provide the required space for the growing family and ensure the property can be modestly adapted to suit the family's requirements.