

Proposed single storey rear extension
At 25 Strawberry Fields, Gisburn, BB7 4DQ
For Mr & Mrs P Marsden

Design & Access Statements

Scope of works.

This householder application is submitted to provide a single storey rear extension, and to provide additional living accommodation to the existing dwelling. The existing property is a recently built detached dwelling and sits within a mainly residential area.

Planning history.

This application is submitted following the approval of three separate outline planning applications on the site for a total of 34 dwellings, which are detailed further below:

Phase 1 Outline planning permission (ref. 3/2012/0497) was granted by Ribble Valley Borough Council (RVBC) on 1 November 2013 for the erection of 7 no. affordable housing dwelling and 14 no. open market dwellings.

Phase 2 Outline planning permission (ref. 3/2013/0161) was granted on a site directly to the north for the erection of 7 no. open market dwellings and 4 no. social housing dwellings on 8 May 2014. This application deals with Plot 32 on the approved layout.

Phase 3 Outline Planning Permission Ref: 3/2013/0189 was approved for 2 units to the west of the sites which have previously gained approval.

Reserved Matters Planning Permission Ref. 3/2015/0370. A reserved matters application in respect of Outline Planning Permissions 3/2012/0497, 3/2013/0161, & 3/2013/0189 was approved by RVBC on 28 September 2015.

Proposal.

It is proposed to construct a new single storey rear extension of a contemporary design off the rear elevation wall. It is proposed that the extension will have a grey grp flat roof with projecting eaves over a part glazed, timer boarding and stone walling structure. The glazed openings and timber boarding are positioned to face the rear garden so that they are not visible from the public highway and this will help it blend in.

Even with the construction of the new extension there will still be a large proportion of amenity space being retained which is both grassed and hard paved areas.

There is only one neighbor adjoining this property and there will be no loss of privacy to that neighbor's rear garden due to the 1.8m high garden fence. The other boundaries face a small woodland and an open field.

The proposed materials for the new extensions are as noted on the drawings and are all to match those that currently exist to the present and adjacent properties.

Highways issues

This application being at the rear of the property, will not affect the existing parking arrangements on site, and therefore has no effect on the highway.

Curtilage of the site.

None of the boundaries to the rear or sides of the application site will be affected at all, as all of them are being retained as existing. These are a mixture of stone walls and timber fences at varying heights, all as detailed on the site plan.

The extension is to be built in from the site boundary with the adjacent property, which will allow the retention of the boundary fence.

Landscaping & Trees

There is an existing wooded area to the rear of the site and neither the trees or the extension will be affected.

Flood Risk

The Environment Agency Flood Risk Map indicates the whole of the estate as being within flood zone 1, being land having a less than 1 in 1,000 annual probability of river or sea flooding.

This project will not add to this risk.

Daylight Assessment

In assessing the daylight impact on the areas of the adjoining properties the following information should be taken into consideration: -

- a) The rear elevation of the existing dwelling faces west.
- b) The single storey rear extension will have no impact at all on any potential daylight impact on the adjoining properties, due to its positioning and height.

- c) Only one property which could be classed as possibly being affected which is the detached house No23 Strawberry Fields. This property is positioned to south of the application site, therefore the sunlight cannot be affected.

Crime prevention

The rear extension will benefit from a being wired through to the existing burglar alarm system and the doors will be fitted with high security locks. The construction of the structure will not adversely affect the likelihood of crime in the area.

Conclusion

We feel that the application meets all the local planning policies and its appearance will not detract from the appearances of the other properties on the street.

I trust that the above information provides you with sufficient information to consider this application for approval, but should you have any questions or require any further information do not hesitate to contact me.

G A Sorsby M.C.I.A.T.