

SUPPORTING STATEMENT

01 August 2023

Application for extensions and alterations to dwelling



AT: Out Lane Head Cottage, Collins Lane, Chipping, PR3 2NQ

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants



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1. INTRODUCTION

- 1.1. This planning statement has been prepared in support of an application for a proposed single storey rear extension, a single storey link to the annex, the removal of an existing single storey extension to the annex and its replacement with new single storey extension, and the installation of a rooflight to the side elevation of the property, along with amendments to existing openings to the rear, the removal of felt cladding to the first floor rear elevation, and replacement windows throughout.
- 1.2. The proposal is a redesign following a refusal of a previous application Ref: 3/2022/0876, and is the culmination of collaboration between the Client, the architect, MacMarshalls, and the previous case officer, who has helpfully provided comments on the amended scheme. This supporting statement demonstrates how the proposed scheme has addressed the previous reason for refusal and the delegated officer report on which the decision was based.
- 1.3. The statement describes the objectives and development of the proposed scheme and considers both the national and local policy context, along with material planning considerations, against which the application should be determined.

2. THE APPLICATION SITE

- 2.1. The proposed development relates to a detached two storey stone and slate property located on the western side of Collins Lane, within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and in an area containing a limited number of dwellings within a countryside setting.
- 2.2. The house has a uniform traditional design and appearance when viewed from the front, including a paved yard/parking area bounded by stone walls and a hedgerow. Projecting forwards of the original dwelling is a large two-storey annex. It is physically connected to the dwelling via a stone wall, with a doorway leading to the rear of the property, but there is no internal access connecting the two.
- 2.3. To the rear of the annex is a sizable flat roofed rear extension with large bi-fold doors to its rear and which is clad in timber to its rear west facing elevation and side north facing elevation (towards the main dwelling). The extension to the annex is offset from the main part of the annex, set in from its south and projecting further to its north towards the main part of the dwelling.

- 2.4. The rear elevation of the dwelling has been altered and extended previously. The first floor walls are faced with black felt with no stone underneath, and there is a single storey projection including large bay windows and patio doors, all in white Upvc. The rear elevation faces onto open fields, separated from them by stone walls that define the curtilage of the property.

3. RELEVANT PLANNING HISTORY

- 3.1. 3/2022/0876 : Proposed two storey rear extension. Single storey extension to link cottage to annex. Removal of existing single storey extension to annex and replacement with new single storey extension.

Refused for the following reason:

“The proposal is considered to be in conflict with policies DMG1, DMH5 and EN2 of the Ribble Valley Core Strategy and Paragraph 130 and 134 of the NPPF as it would result in the introduction of an incongruous and unsympathetic form of development into an area of largely undeveloped open countryside within the setting of the Forest of Bowland AONB. The proposed works by virtue of their massing, design and use of external materials would result in an unsympathetic form of development that would not successfully amalgamate into the AONB landscape.”

- 3.2. 3/2020/0973: Proposed extension to domestic garage to form gym (Approved).

4. THE PROPOSED DEVELOPMENT

- 4.1. Planning permission is sought for the construction of a single storey infill extension that will connect the main dwelling with the annex, the demolition of the single storey flat roof rear extension to the annex and the construction of a replacement, replacement windows to the first floor rear elevation of the annex and new windows to its side, alterations and extension to the single storey rear extension of the main dwelling, alterations to the first floor fenestration to the rear of the dwelling, the replacement of the black felt to the first floor rear elevation with natural stone, the installation of a rooflight to the annex, and replacement windows throughout.

- 4.2. The replacement annex extension would have a height of 3.2m, a depth of 6m and a width to match the annex. It would be constructed in natural stone with a natural stone coping to the parapet and natural stone surrounds to the windows.
- 4.3. The infill extension would be set back 0.3m from the front elevation of the main dwelling. It would have a depth of 4.3m and a pitched roof with a ridge height of 3.4m. The front facing elevation would be in natural stone under a slate roof to match the existing, and the rear elevation would be glazed.
- 4.4. The rear extension to the dwelling would effectively result in an extension of the same projection as the existing, however, the bay windows would be removed and the resulting rear wall and fenestration would be flush with the eaves. Again, materials would use matching stone, and stone surrounds.
- 4.5. All UPVC windows on the property would be replaced with powder coated aluminium frames, in a neutral colour to blend with the dwelling.
- 4.6. The existing felt to the exterior of the first floor rear elevation of the property and the MDF beneath it, will be replaced with natural stone.
- 4.7. Please refer to the submitted plans and elevations for the full details.

5. PLANNING POLICY CONTEXT

- 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) (2019).

5.2. NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The NPPF is a material consideration in planning decisions and at the heart of the Framework is a presumption in favour of sustainable development. Also, it states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraph 6).

5.3. Ribble Valley Core Strategy 2014

The Core Strategy forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the area to 2028.

The following policies are relevant to the application

Key Statement DS2 – Presumption in Favour of Sustainable Development

Key Statement EN2 - Landscape

Policy DMG1 – General Considerations

Policy DMG2 – Strategic Considerations

Key Statement DS2 - (Presumption in favour of sustainable development) – states that the Council will take a positive approach working proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible, and secure development that improves the economic, social and environmental conditions of the area.

Key Statement EN2 - Landscape - States that development proposals will be refused which significantly harm important landscape or landscape features, and that wherever possible, the Council will seek to enhance the local landscape.

Policy DMG1 (General Considerations) – sets out various criteria to be considered in assessing planning applications, including a high standard of building design, proposed development being sympathetic to existing land uses, highway safety and not adversely affecting the amenities of the area.

Policy DMG2 (Strategic Considerations) – expects development to be in accordance with the Development Strategy and that development proposals in defined settlements should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.

6. ASSESSMENT

6.1. Visual Amenity / Landscape Impact

6.2. Views towards the rear elevation of the dwelling from public vantage points are limited to Stratifants Lane approximately 500m to the north west, and Fish House Lane, approximately 100m+ to the north east. Given the separation distances between the dwelling and those public routes, in addition to the topography of the land and

intervening boundary treatments, the property sits relatively inconspicuously within the landscape. The main elements of the property having most prominence are the timber extension to the annex and the white UPVC window frames of all windows.



View from Fish House Lane to the North East



View from Stratifants Lane to the North (zoomed in)

- 6.3. Currently the rear elevation of the house and the annex comprises a mix of materials, roof types and fenestration, including large areas of glazing.
- 6.4. The current rear extension to the annex does not complement the original dwelling. The proposed replacement, by reason of its use of natural stone to match the main house and annex, and by reason of its revised siting so that it sits directly behind the annex, will result in a more complementary and sensitive extension, to the benefit of the character of the property and the surrounding area. It is noted that this aspect of the previous scheme was considered acceptable by the planning officer, and it is trusted that this view will remain unchanged. The additional windows to the side elevation of the annex will match those of the existing dwelling and would be appropriate to the size and form of the annex so as not to harm the character of the property.

- 6.5. The proposed extensions/alterations to the main part of the dwelling have been greatly reduced from that of the previous application. There will be no change to the main roof of the dwelling, and the extension to the rear at single storey is very modest; it will not extend further than the existing overhang, the outer walls and windows will in effect simply be extended outwards to be flush with the eaves. The existing bay windows are not original features, so their loss will not cause detriment to the traditional character of the property. The proposed external wall will again match the original dwelling, and the glazing will be similar to that which exists at ground floor level, and consistent with the annex. The proposed aluminium frames will have a natural colour sensitive to the existing property so that overall prominence will be reduced. The black felt at first floor level and the MDF behind it, are insensitive alterations to the property that continue to cause internal damage. They will be removed, and the natural stone replacement will restore original character to the property. It is noted that the property retains its permitted development rights. The proposed extensions and alterations are far less in size and scale than what could be constructed using permitted development rights.
- 6.6. The proposed link between the annex and the main house is vital to the functionality of the dwelling for the applicant's family. It has been significantly modified from that included as part of the previous application such that it is now single storey height and having a front elevation in natural stone under a pitched slate roof to match the existing dwelling and annex. Owing to its size, siting, form, materials it would be entirely compatible with the property when viewed from Collins lane, and would be barely perceptible within the street scene. Its rear elevation and roof would be glazed, and due to its siting between the extension to the annex and the main dwelling, and it being significantly inset from both, it would not be prominent or intrusive from public vantage points.
- 6.7. Both independent of, and together with the annex the overall development has due regard to the style and features of the existing dwelling, and will result in a visual and functional enhancement to it, causing no detriment to local character or history, in terms of either the surrounding built environment or its landscape setting.
- 6.8. It is therefore considered that the scheme is acceptable in terms of visual amenity/landscape impact.
- 6.9. **Access and Highways**

6.10. Parking and turning would be unaffected, such that there would be no impact on highway safety.

6.11. **Ecology**

6.12. The application is accompanied by a bat survey and follow up surveys carried out in June and July of 2022. The building was found to be of 'low' conservation significance for common pipistrelle, and the recommended mitigation as set out in the report, was found to be acceptable by the LPA. It is considered that the same can be applied to this application, which is less intrusive on the fabric of the existing buildings than the previous submission.

7. CONCLUSION

7.1. Section 38(b) of the Planning & Compulsory Purchase Act 2004 requires that where in making any determination under the Planning Acts, regard is to be had to the development plan,

'the determination must be made in accordance with the plans unless material considerations dictate otherwise.'

7.2. The overall development has resulted from a positive and proactive response to comments previously raised by the LPA. The scheme has significantly revised from that previously submitted. The proposed development will not significantly harm important landscape or landscape features, and will result in an enhancement to the property when viewed as a whole from the rear, with no negative impact when viewed from the front. The proposal, inclusive of natural stone surrounds to all new openings, ensures a high standard of design, all in a manner that will enable the applicant and family to maximise the potential of the property. The proposal is therefore considered to accord with the relevant cited policies of the Development Plan. It is sustainable development. There being no material planning considerations to indicate otherwise, it is respectfully requested that the application be approved.

Produced by: 



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