HOUSEHOLDER PLANNING APPLICATION

PLANNING STATEMENT

Proposed alterations to 7 Chapel Rise, Billington

SITE	7 Chapel Rise, Billington.
PROPOSAL	Removal of existing conservatory and erection of a replacement rear extension.
PREPARED FOR	Mr and Mrs Belshaw
PREPARED BY	Ribble Valley Architecture Ltd.

RVA
RIBBLE VALLEY ARCHITECTURE

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 Mr and Mrs Belshaw, it has been prepared as part of a householder planning application for the removal of the existing conservatory, proposed erection of a single storey rear extension 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.

This statement should be read in conjunction with the following drawing:

- 2633-01 Existing and Proposed Plans and Elevations

1.3 Construction works have commenced. The conservatory has been removed and the external walls of the extension have been partly constructed. Works have been stopped whilst the relevant approvals are sought.

2.0 APPLICATION SITE

2.1 The application site comprises 7 Chapel Rise, a semi - detached two storey property situated within an established residential area of Billington.

3.0 PROPOSAL

3.1 The proposal facilitates the removal of the existing rear conservatory and replacement with a new single storey rear extension. The extension is proposed to be constructed from facing brickwork, with a pantile concrete tile roof covering to match the existing property.

3.2 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.

3.3 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

4.1 The council's online planning register indicates the following planning history for the application site.

3/1990/0802. Operation of Taxi Business. 7 Chapel Rise, Billington. Approved. 22/01/1991

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) (2026).

6.0 EVALUATION

6.1 The principal matters for consideration are:

- Visual amenity and external appearance
- Impact upon residential amenity

6.2 Principle of Development

The application relates to an extension to an existing residential property and is therefore acceptable in principle, subject to an assessment of the relevant material planning considerations.

6.3 Visual Appearance

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.

6.4 Impact Upon Residential Amenity

The application property comprises a semi-detached dwellinghouse adjoining No. 5 Chapel Rise. The proposed extension would project 3.35 metres along the shared boundary with this neighbouring property, which benefits from an existing window within its rear elevation, positioned adjacent to the common boundary. Notwithstanding this relationship, it is understood that the rear-facing window at No. 5 Chapel Rise, whilst serving a habitable room, constitutes a secondary source of natural light, with the room also benefiting from a window within the principal elevation of the dwelling. Accordingly, the rear-facing window does not represent the sole source of natural light to the habitable room. In regard for this the proposal does not compromise the amenity of adjacent properties and would not result in a detrimental loss of light. The proposal complies with the requirements of policies DMG1 and DMH5 in this respect.

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 extension 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.

Conclusion

The development represents a proportionate householder alteration that can be accommodated without unacceptable harm to visual amenity or neighbouring residential amenity.