Franco’s Italian Restaurant
Preston Road,
Longridge, Ribble Valley

Proposed Extension to Restaurant.

Supporting Planning Statement
(incorporating Design and Access Statement).

February 2019
1.0 INTRODUCTION

1.1 Franco’s is a long established and popular Italian Restaurant situated on the north side of Preston Road between Grimsargh and Longridge and close to the village of Alston.

1.2 My client wishes to extend the restaurant to the front of the existing building over an area currently dedicated to outdoor seating that is not well used.

1.3 The extension of the restaurant will avoid the wait in the bar area that customers currently face during busy periods and help to safeguard the future of the business and the employment it provides.

2.0 SITE AND SURROUNDINGS

2.1 The application site is situated between Grimsargh and Longridge in an area known as Alston within the administrative area of Ribble Valley (see plan below).
juncture with Alston Lane opposite a large farm. It comprises an original frontage building of domestic scale and appearance that was extended many years ago by the addition of a large shallow mono pitched extension to provide dining space for its use as an Italian Restaurant. It has extensive car parking to the side and rear. There is currently a high conifer hedge and close boarded wooden fence between the decked area and the adjacent residential property (see photo overleaf) both within the application site and applicants control.
3.0 PLANNING HISTORY

3.1 No on-line record of any planning applications are held by Ribble Valley Council whose system covers the last 30 years.

4.0 PROPOSALS

4.1 The proposal is to extend the building forward over the area currently laid out as decking that sees relatively little use.
4.2 The proposed single storey extension will have a pitched roof reflecting the existing smaller projecting bay window (see plan extracts below and overleaf)
4.3 The extension will project forward some 10 metres from the existing front wall of the property. The conifer hedge between it and the lawn/front parking area of the adjacent residential property will be retained.
5.0 PLANNING POLICY

5.1 The development plan comprises The Ribble Valley Core Strategy. Ribble Valley has produced a Housing and Economic Development Plan but it is still at Examination stage.

5.2 The application site is outside any defined settlement boundary under existing and emerging local plan policy.

5.3 The planning policies most relevant to determination of this planning application are DMG1 General Considerations and DMB1 Supporting Business Growth and the Local Economy.

5.4 Policy DMB1 explicitly allows the expansion of established enterprises such as Francos outside settlements provided that it is essential to maintain employment and can be assimilated within the landscape.

BUSINESS AND ECONOMY

POLICY DMB1: SUPPORTING BUSINESS GROWTH AND THE LOCAL ECONOMY

5.5 Policy DMG1 (see policy extract overleaf) requires that development be of a high standard of building design; be sympathetic to existing land uses; take into account the impact on landscape character and local amenity, and consider highway and parking considerations.

5.6 The proposed development is considered to comply with all the requirements of this policy. The design is of a high standard and is energy efficient. Whilst extending the building towards the front of the application site, it will not by virtue of the trees and landscaping on the frontage of the adjacent properties be intrusive in the street scene.

5.7 There is a large car park (some 30 spaces) comparing favourably in size with other food and drink establishments of this type. During the busiest trading
periods customers have to wait in the bar area for a table and the extension will enable these groups to be seated more quickly.

5.8 The proposed extension stops short of the frontage of the property and maintains adequate sight lines for vehicles exiting the car park.

5.9 The applicants live in the adjacent property to the south and take the amenity of other local residents extremely seriously. The restaurant is very popular in the local community and is not understood to give rise to complaints of noise and disturbance.

6.0 SUMMARY AND CONCLUSIONS

6.1 Franco’s is a valued and popular local facility. The proposed extension will help safeguard the service and local employment it provides.

6.2 The extension is attractive and in keeping with the existing building. Although the application site is outside of any defined settlement, it is within a wider cluster of residential buildings with extensive frontage planting. As a result the proposed extension will appear neither intrusive nor incongruous in respect of the local landscape and street scene.

6.3 Nor will its scale impact upon the residential amenity enjoyed by the adjacent properties.

6.4 The proposed extension will reduce the time that customers spend waiting for a table during busy trading periods and help reduce potential loss of custom
6.5 Franco’s has a generous car park to the side and rear, and decent visibility for vehicles exiting from it on what is a relatively straight section of Preston Road at this point.

6.6 The application proposal is in accord with relevant development plan policy and as such should be approved.