

**Application Number** 07/2022/00129/HOH

**Address** 333 Dunkirk Lane  
Moss Side  
Leyland  
Lancashire  
PR26 7SY

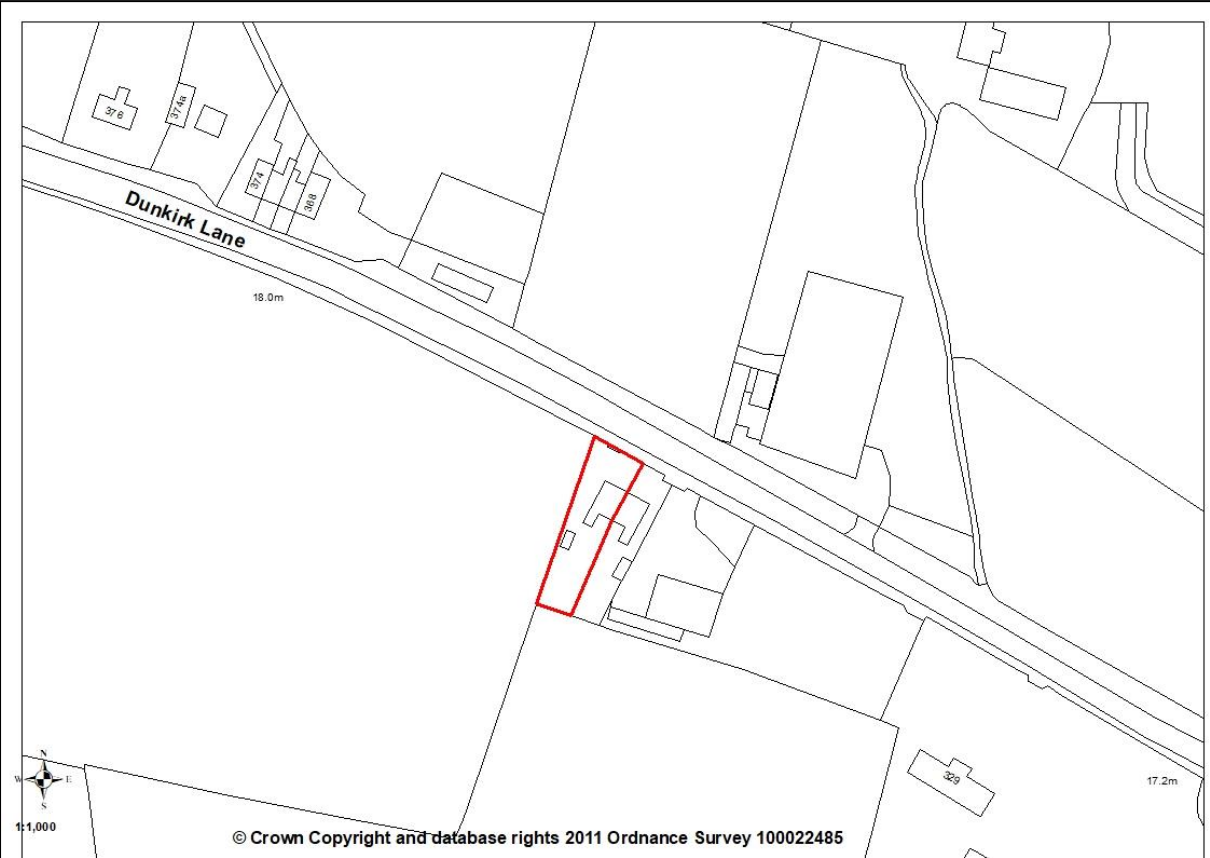
**Applicant** Mr Philip Derbyshire

**Development** Two storey gable extension with single storey extension to rear of dwelling and porch to front

**Officer Recommendation** **Approval with Conditions**

**Officer** **Rachel Clitheroe**

Date application valid 09.03.2022  
Target Determination Date 04.05.2022  
Extension of Time 17.06.2022



## **1 Introduction**

1.1 This application is presented to Committee because the applicant is a relative of a serving Council Officer.

## **2 Report Summary**

2.1 The applicant seeks permission to erect a two-storey gable extension with single storey extension to rear of dwelling and porch to front

2.2 The scheme has been well designed, relates well to both the main dwelling and wider environment, yet the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for approval subject to conditions.

## **3. Application Site and Surrounding Area**

3.1 The application relates to a two-storey semi-detached dwellinghouse located on Dunkirk Lane, Moss Side, Leyland and is within an area of Green Belt as defined by Policy G1 in the South Ribble Local Plan.

## **4 Site History**

4.1 There is no planning history for this site

## **5. Proposal**

### **5.1 Description of works**

5.2 The application proposes the erection of two storey gabled side extension with single storey extension to rear of dwelling and porch to front.

5.3 The porch to front will project from the front elevation by 1.2m for a width of 2.5m with a sloping roof measuring 2.1m to eaves and 3.6m in height.

5.4 The two-storey side extension would project from the side of the property by 3.1m for a length of 7.2m with a hipped roof measuring 5.2m to eaves and 8m in height. This element will be set back from the front elevation by 1m and set down from the main ridge by 0.4m.

5.5 The rear extension will project 3.9m for a width of 4.4m with a sloping roof and flat element measuring 2.1m to eaves and 3.1m in height.

5.6 The proposal is to be constructed in materials to match the existing property namely; brickwork and concrete roof tiles

## **6 Representations**

### **6.1 Summary of Publicity**

6.2 One neighbouring property was consulted but representation has not been made.

## **7 Summary of Responses**

7.1 Lancashire County Council Highways were consulted who raised no objections to the proposal and are of the opinion that the proposed two storey gable extension with single storey extension to rear of dwelling will have a negligible impact on highway safety and capacity. The site will be accessed via an existing and utilised access point. They are therefore satisfied with the amount of off-street parking available.

## **8 Material Considerations**

### **8.1 Policy Background**

8.2 The application site is situated within an area of Green Belt where Policy G1 permits extensions to existing buildings provided that it does not result in disproportionate additions over and above the size of the original building. The policy relating to development in the green belt, Policy G1, states:

8.3 *“As set out in the NPPF, planning permission will not be granted for the construction of new buildings unless there are very special circumstances.*

*Exceptions to this are:*

- a) buildings for agriculture and forestry;*
- b) provisions of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or*
- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”*

8.4. The South Ribble Rural Development SPD reflects this stance by restricting extensions to dwellings in Green Belt areas to no more than 50% additional volume to that in 1948 or as originally built if later. The most relevant of the exceptions afforded by Policy G1 is point (c). Extensions to the property relates well to and remain relatively close to the main dwelling. The existing dwelling measures 425m<sup>3</sup> volume. The proposals would add an additional 197.11m<sup>3</sup> bringing the total volume to 622.11m<sup>3</sup> and would therefore be within the 50% increase.

8.5 In addition, the South Ribble Residential Design Guidance SPD notes that all extensions shall remain visually subservient to the parent building, should enjoy adequate setbacks to ensure visual subservience, shall not result in an unacceptable loss of light or privacy to neighbouring properties, or have an overbearing or over dominant impact on neighbouring residents.

8.6 The proposal complies with Policy G1 and G17 of the Adopted Local Plan, the South Ribble Residential Extensions SPD and Policy 17 of the Central Lancashire Core Strategy

## 9. Relationship to Neighbours

9.1 To the east is no.331 Dunkirk Lane which is the adjoining semi-detached dwelling. The rear extension will be screened by the existing garden room to the rear of no.333 Dunkirk Lane. The proposed side element will not be visible to the occupiers of no.331 and the porch to front would sit some 3.8m off the common boundary with no windows proposed within the side elevation.

## 10. Design

10.1 This development proposal relates well to the original building, including a high-quality design with appropriate materials to match the existing dwelling. Window placement has been carefully thought out and the proposal allows for the required 1m set back and lowered ridge line.

## 11 Parking Arrangements

11.1 The front of the property has more than adequate parking areas for a property of this size. The proposed development does not result in a loss of off-street parking and existing parking is to remain unchanged.

## 12 CONCLUSION

12.1 The scheme has been well designed, relates well to both the main dwelling and wider environment, and the property retains acceptable levels of amenity and parking spaces. The proposal complies with the relevant policies of the South Ribble Local Plan and Residential Extensions Supplementary Planning Document and is recommended for **approval subject to conditions.**

### RECOMMENDATION:

Approval with Conditions.

### RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. All external facing materials shall match in colour, form and texture to those on the existing building.  
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg DL-02  
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
4. The garage shall include provision of an electrical supply suitable for charging an electric motor vehicle.  
Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions.
5. The garage facilities shall provide hanging cycle storage suitable for 2 bicycles.

Reason: - to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

## **RELEVANT POLICY**

### **National Planning Policy Framework**

#### **Central Lancashire Core Strategy**

17 Design of New Buildings

#### **South Ribble Local Plan**

G1 Green Belt

F1 Car Parking

G17 Design Criteria for New Development

### **South Ribble Residential Extensions Supplementary Planning Document**