



Reid Design Limited
26 Raven Road
Timperley
WA15 6AP

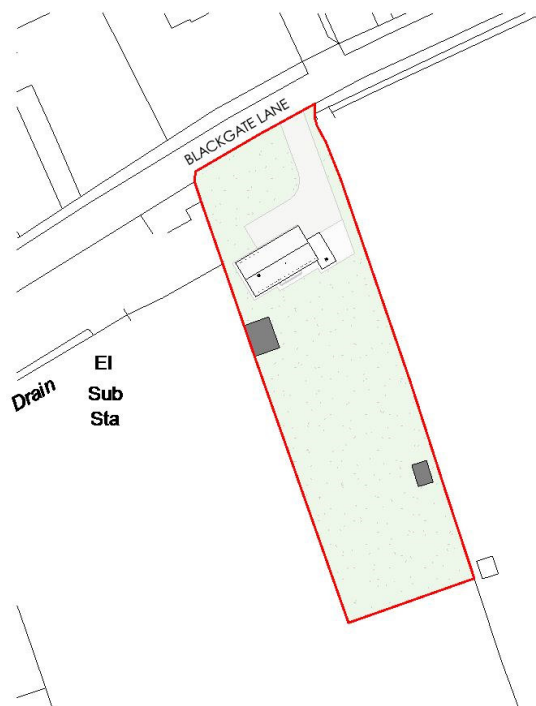
e paul@reid-design-ltd.com

t +44 (0) 7877173219

DEVELOPMENT AT

121 Blackgate Lane
Tarleton
Preston
PR4 6UU

Green Belt Statement



PREPARED BY
REID DESIGN LIMITED

The site is located within West Lancashire and is designated under the following policies under the current adopted West Lancashire Borough Council Local Plan 2012-2027 (WLLP):

Project Description:

The proposed project involves the modernisation and expansion of an existing 3-bedroom bungalow, originally designed for residential purposes. The proposed development encompasses the following essential components:

1. The construction of a ground-floor rear extension.
2. Alterations to the fenestration of the front elevation.
3. A loft conversion featuring a rear dormer.
4. Recladding of the current façade, employing high-quality materials.
5. Replacement of the existing roof with a new Zinc-clad finish.
6. The demolition of two existing outbuildings, with a combined floor area of 56.3 square metres.

Applicant's Statement on Greenbelt and the NPPF:

We have conducted a review of the National Planning Policy Framework (NPPF) and the associated guidance concerning permissible development within the greenbelt. Our assessment indicates that the proposed development at 121 Blackgate Lane is consistent with the criteria outlined in section 149 (c) of the NPPF.

We firmly believe that the removal of the existing outbuildings, followed by the proposed extension and alterations to the house, will not result in an unwarranted increase in size compared to the original building and its surrounding plot.

Furthermore, it is imperative to consider Policy GN3 of the West Local Planning Policy (WLLP), which addresses the 'Criteria for Sustainable Development.' This policy places a strong emphasis on high-quality design, with due consideration for visual aesthetics that complement the immediate surroundings through thoughtful design. The Council's Supplementary Planning Document (SPD) Design Guide also underscores the importance of new developments aligning with the site's characteristics, encompassing scale, mass, and built form.

The extensions are strategically located at the rear of the property to ensure they have minimal visual impact on the existing street view along Blackgate Lane.

These proposals are carefully designed to harmonise with the existing house and the size of its adjacent plot. The incorporation of Zinc roof panels on the front elevation introduces an agricultural aesthetic to the development. Simultaneously, the use of composite timber cladding on the façade is intended to seamlessly integrate the development into the surrounding landscape. The utilisation of rendered infill panels conforms to the established street scene while providing visual variety.

When viewed from the front elevation, the development will maintain the scale of the existing bungalow, avoiding any increase in apparent size.

Development Areas:

Existing Gross Internal Floor Area:

Ground Floor: 128.1m²

Out buildings: 56.3m²

Total: 184.4m²

Proposed Gross Internal Floor Area:

Ground Floor Rear Extension: 52.2m²

First Floor Loft Conversion: 78.6m²

Total: 130.8m²

Floor Area to be demolished:

Outbuildings: 56.3m²

Overall Total Floor Area: 258.9m²

Percentage increase of existing floor area = 40%



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