



Planning Statement for proposed extensions to the dwelling at 192 Moss Lane, Burscough, Ormskirk, L40 4AZ.

On behalf of AG Architectural Solutions Ltd

January 2024

Contents

- 1.0 Introduction
- 2.0 Site Location and Description
- 3.0 Proposed Development
- 4.0 Planning History
- 5.0 Planning Policy Context – The Development Plan
- 6.0 National Planning Policy Framework (NPPF) (2023), Planning Policy Guidance (PPG) and Other Material Considerations
- 7.0 Planning Assessment
- 8.0 Design and Access Statement
- 9.0 Summary

Rev	Date	Author	Reviewed	Approved
1	06/11/2023	Elliott Bennett	Mike Stone	-
2	10/11/2023	Elliott Bennett	Mike Stone	-
3	17/01/2024	Charly Wilson	Mike Stone	18/01/2024

1.0 Introduction

- 1.1 Origin Planning Services have prepared this Planning, Design and Access Statement in support of a full planning application for proposed extensions to the dwelling at 192 Moss Lane, Burscough, Ormskirk, L40 4AZ.
- 1.2 This document provides an assessment of the planning policy context and assesses the planning balance. This document should be read in conjunction with other validation documents and plans, outlined in the list below. The purpose of this statement is to support the proposal by setting out the context of the proposed development; outlining the policy framework relevant to the consideration of the planning application; and considering those matters relevant to land use planning and material to the consideration and determination of the subject planning application.
- 1.3 In support of this application are a suite of supporting documents, which comprises the following:

Validation Report	Author
Full Package of Detailed Drawings	AG Architectural Solutions Ltd
Planning, Design and Access Statement	Origin Planning Services

- 1.4 This Statement will set out the context of the weighted planning balance by considering the Development Plan and any material considerations which are relevant to this determination.

2.0 Site Location and Description

- 2.1 The application site is located within the administrative boundaries of West Lancashire Council, sitting in between the towns of Burscough and Rufford.
- 2.2 The application site comprises a detached two storey dwelling including basement level and residential curtilage.
- 2.3 The application site is a roughly 'square' shaped dwelling, The site is bound by some other residential properties and farm buildings but generally greenfield land. There is an Italian restaurant (The Fat Italian) and a blinds, curtains and shutters store (McGrath's) which both lie on the same road, Moss Lane.
- 2.4 The application concerns 192 Moss Lane, which sits directly to the southeast of Moss Lane (A59). The site lies to the southeast of Burscough and Southwest of Rufford.
- 2.5 The application site falls within the Green Belt, with West Lancashire's Green Belt SPD stating that the Green Belt in West Lancashire covers more than 90% of the total land in the Borough.

3.0 Proposed development

3.1 The proposed residential development includes the proposed extension to the dwelling at 192 Moss Lane, Burscough, Ormskirk, L40 4AZ.

3.2 The development proposes a number of internal changes along with rear extensions at the basement and ground floor level and a new rear balcony at first floor level to enhance the current layout. The proposals are set out as follows:

Basement

- Rear extension to current bedroom 1 and 2 to meet current build line of garage.

Ground Floor

- Rear extension to current bedroom 5, utilising a portion of the existing balcony in this location.
- Rear extension to a portion of current master bedroom to create a dressing room, utilising the whole existing balcony in this location.
- Rear balcony to proposed dressing room to meet build line of existing balconies in this location.

First Floor

- Rear balcony above proposed dressing room.

3.3 Please see submitted plans for further details of the development which are to be carried out.

4.0 Planning History

4.1 The following planning history at 192 Moss Lane is relevant to the application site:

- 2009/0117/FUL | Erection of two storey replacement dwelling including basement level; incorporation of land into residential curtilage. | Rose Cottage 192 Moss Lane Burscough Ormskirk Lancashire L40 4AZ- Approved with conditions.

4.2 It is significant to note that condition 3 attached to the above restricts the erection or undertaking of garages, extensions, alterations, porches, garden sheds, out buildings, greenhouses, swimming pools, hardstanding's or means of enclosure without planning permission.

- 1982/0115 | Single storey bathroom - w.c./hallway/bedroom/lounge/garage (incorporating erection of chimney) at side of detached bungalow. | 192 Moss Lane Burscough Ormskirk Lancashire L40 4AZ- Approved

4.3 The following neighbouring planning history is relevant to the application site:

- 2023/0335/PNH | Extension extends beyond the rear wall of the original dwellinghouse by 4.80m Maximum height of the extension 4m Height of eaves of the extension 3.10m | Saulthouse Farm Moss Lane Burscough Ormskirk Lancashire L40 4AZ – Prior Approval not required as permitted development rights not previously removed from the property.

4.4 The following planning history elsewhere in the Borough is relevant to the application site:

- 2018/0956/FUL and Appeal Decision APP/P2365/W/18/3218234 | Two storey extension to the side of dwelling | 9 Gorsey Lane Banks Southport Lancashire PR9 8EH - Appeal allowed 18th May 2019

4.5 It is prudent to note that in this case the planning inspector stated that asserting that a planning condition removing permitted development right was not necessary or reasonable having regard to local and national policy concerning development in the Green Belt. The inspector's report has been attached at **Appendix 1** for reference.

5.0 Planning Policy Context – The Development Plan

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 is relevant in determining planning applications and states that:

“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”.

5.2 The above legal requirement is also reiterated within the National Planning Policy Framework (2023). This section therefore examines the policies contained within the “Development Plan”.

5.3 The Statutory Development Plan for this site comprises the policies contained within the West Lancashire Local Plan 2012-2027 DPD. The following policies are considered to be of relevance to the proposed development:

Lancashire Local Plan 2012-2027 DPD

- Policy GN 3 – Criteria for sustainable development
- Policy SP 1- A sustainable Development Framework for West Lancashire
- Policy RS 1- Residential Development
- Policy EN 2- Preserving and Enhancing West Lancashire's Natural Environment

Burscough Neighbourhood Plan

- BPEV1 – Green Space
- BPT2 – Environmental Improvement Corridors

Supplementary Planning Documents

- Supplementary Planning Document- Design Guide (Jan 2008)
- Supplementary Planning Guidance- Development in the Green Belt (October 2015)

6.0 National Planning Policy Framework (NPPF) (2023), Planning Policy Guidance (PPG) and Other Material Considerations

6.1 The NPPF was published in December 2023 and provides the national planning guidance against which this application will be determined and is a material consideration in the determination of this application. The NPPF is the most significant of material considerations and significant weight is given to this policy document.

6.2 The NPPF provides direction for decision making in planning applications stating that both plans and decisions should apply a presumption in favour of sustainable development, meaning for decision makers (paragraph 11):

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Presumption in Favour of Sustainable Development

6.3 The NPPF at paragraph 10 reaffirms the presumption in favour of sustainable development, reaffirming the three overarching objectives as follows (paragraph 8):

an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and,

an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Achieving Well-Designed Places

- 6.4 Section 12, paragraph 131 establishes that good design is a key aspect of sustainable development.
- 6.5 Paragraph 135 guides decision makers to ensure proposals for new development are encouraged as follows:
- (a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - (b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - (c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - (d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - (e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public open space) and support local facilities and transport network; and
 - (f) Create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Protecting Green Belt Land

- 6.6 Section 13, paragraph 154 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. **Exceptions to this are:**
- (a) buildings for agriculture and forestry;
 - (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do 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;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

Planning Practice Guidance (PPG)

6.7 The updated national Planning Practice Guide (PPG) supports the NPPF and provides guidance on its interpretation.

7.0 Planning Assessment

7.1 Based upon the assessment of planning policy and the supporting documentation, this section will consider the key issues identified by this and assess the planning balance. The following issues are considered:

- Principle of Development; and,
- Design, Scale and Layout.

Principle of Development

7.2 The NPPF paragraph 154 lists a set of exceptions for development in the Green Belt including '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'.

7.3 Policy GB4 from the West Lancashire Development in the Green Belt SPD relating to alterations and extensions to buildings within the Green Belt states that:

'Proposals for an extension to an existing building within the Green Belt should satisfy each of the following criteria:

- (a) The existing building is lawful and permanent in nature;*
- (b) The total volume of the proposal, together with any previous extensions, alterations and non-original outbuildings, would not result in an increase of more than 40% above the volume of the original building.*
- (c) The design of the extension or alteration is in keeping with the original form and appearance of the building and does not materially harm the openness of the Green Belt through excessive scale or bulk, or by virtue of its location. It should also be in keeping with the character of the area and appropriate in terms of design and materials.'*

7.4 As set out in paragraph 3.2 of this statement, the development comprises the minor extensions of the original building at the basement and ground floor level with a balcony at first floor level. It should be noted that none of the proposed alterations seek to extend past the existing building line and is therefore in keeping with original form of the dwelling. The proposed materials palette will also replicate that existing at the property to stay in keeping with the appearance of the dwelling.

7.5 In regard to criterion b of policy GB4 it is recognized that as per the previous approval for the replacement dwelling (application ref: 2009/0117/FUL) that the current dwelling comprises a 49% increase to the original building. At the time of this application the relevant development plan comprised the West Lancashire Replacement Local Plan of which policy DS2 stated that 'replacement dwellings will only be allowed where the size of the replacement is not materially larger than the original dwelling to the extent that it

would detract from the openness of the Green Belt'. The policy does not specify a percentage increase of total volume as opposed to policy GB4. The 49% increase in this case was deemed acceptable, thus confirming the now existing dwelling does not detract from the openness of the green belt. Given the current dwelling therefore already exceeds the 40% volume increase it is not considered that the proposed development can be determined in accordance with such.

7.6 Also, of relevance to the principle of external additions to the property is condition 3 attached to the aforementioned previous approval (application ref: 2009/0117/FUL), as set out at paragraph 4.2 of this statement. It is considered that removing permitted development rights for small scale alterations is not necessary nor reasonable in protecting the openness of the green belt. This is an argument that was also made by a planning inspector on an appeal (ref: APP/P2365/W/18/3218234) which sought to remove such restriction. Paragraph 10 of the inspectors report states that 'area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness'.

7.7 Further to the above, paragraph 13 of the inspectors report sets out that 'permitted development is development for which the principle has already been granted by secondary legislation, and there are no restrictions within the GPDO for domestic extensions or development within the curtilage of a dwelling located within a Green Belt, whereas such restrictions do exist (for example) on dwellings within National Parks and conservation areas'. As such, taking account that the condition has been previously deemed unreasonable and unnecessary and permitted development would not remove restrictions for domestic extensions/development in terms of the sites green belt designation, it is deemed that the proposed development is appropriate in respect of protecting the character and openness of the green belt.

7.8 Overall, it is considered that the implementation of minor domestic alterations would assimilate well with the scale and design of the existing dwelling and shouldn't be restricted as a result of the green belt designation, in accordance with NPPF paragraph 154 and local policy GB4.

7.9 In view of the above, the principle of development is therefore deemed to be acceptable.

Design, Scale, and layout

7.10 Chapter 12 of the NPPF is concerned with 'Achieving well-designed places', stating in paragraph 124 that the '*Creation of high-quality buildings and places is fundamental to what planning and development process should achieve. Good design is a key aspect of sustainable development creates better places in which to live and work and helps to make development acceptable to communities*'.

7.11 Local Policy GN 3 states that *“in the case of extensions, conversions or alterations to existing buildings, the proposal should relate to the existing building, in terms of design and materials”*

7.12 As aforementioned, the proposed materials palette will also replicate that existing at the property in accordance with policy GN3.

7.13 Page 38 of the Design Guide SPD states that *‘when designing a rear extension you should consider the following points:*

- *The use of 'additive' or complimentary building forms, which maintain the same proportions as the existing building.*
- *Extensions should normally have a lower ridge height than the main roof.*
- *On historic properties, avoid extensions which involve ‘masking’ or covering up the rear elevation of the existing property.*
- *The side walls of rear extensions should be set behind the corner of the existing property to preserve its integrity and avoid unsightly build joints’*

7.14 The proposals maintain the same proportions of the existing building by ensuring that none of the extension exceeds to current build line.

7.15 The proposals do not bear an increase in height and will not exceed the height of the main roof.

7.16 The property does not comprise any historic importance and even if this was the case, it is clear from the submitted plans that there is no masking or covering up of the rear elevation of the existing property, as the proposals maintain the same proportions as currently existing.

7.17 There are no extensions occurring to the side walls of the rear extensions and therefore there will be no unsightly build joints.

7.18 Overall, the proposal has been designed to a high standard, reflecting guidance set out in the Design SPD and in accordance with local policy GN3.

8 Design and Access Statement

The proposed development

8.1 As set out in section 3 the proposed development comprises proposed extensions to the dwelling at 192 Moss Lane, Burscough, Ormskirk, L40 4AZ.

Scale

8.2 The proposed extensions are of a minor scale as they are mainly infilling of existing balcony space or small-scale rear balcony extensions in line with, and no further than, the existing built form of the property.

Layout

8.3 Proposed changes will allow for new bedroom at the front of the basement and living room space at the rear of the basement. There will be a new kitchen, snug and office filling in the void in the basement. The extension at the ground floor would allow for enlargement of two existing bedrooms with the inclusion of a dressing area to one. The proposed balconies at the ground and first floor level will accommodate the master bedroom and dining area.

Appearance

8.4 The materials proposed to be used are off-white rendered walls, black UPVC doors and windows and glazed balustrading, to assimilate with the rest of the dwelling.

9 Conclusions

- 9.1 To summarise, this planning application seeks planning permission for the proposed extension at 192 Moss Lane, Burscough, Ormskirk, L40 4AZ.
- 9.2 Overall, design assimilates with the existing building and is therefore in accordance with 154 NPPF, local GN3 and West Lancashire Design Guide SPD.
- 9.3 This supporting planning statement has demonstrated that the proposal accords with the Development Plan and the NPPF and therefore the application should be granted planning permission without delay.