
**Proposed Single
Storey Rear
Extension**

**15 Little Lane
Longridge
Ribbles Valley**

**Supporting Planning
Statement**

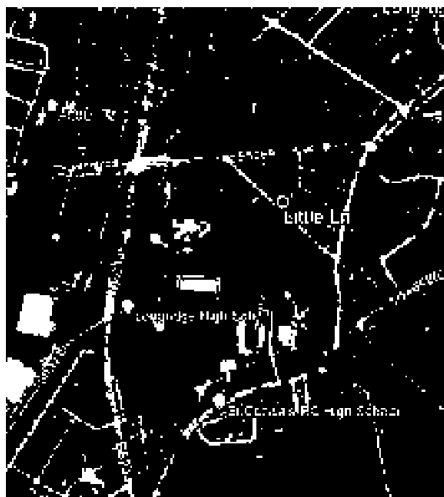
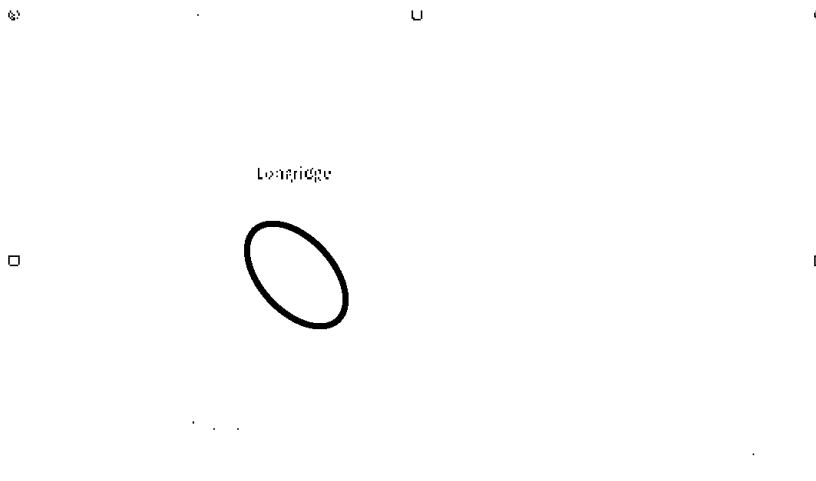
May 2022

1.0 INTRODUCTION

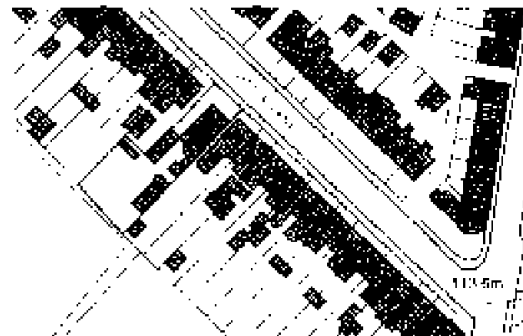
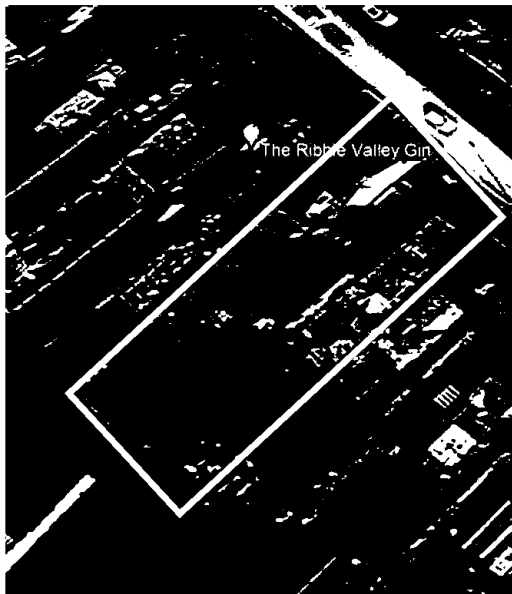
- 1.1 The applicants wish to extend their property to the rear to provide a lounge and utility room with a small balcony above. This will replace the existing conservatory and link into the existing garage located to the side of the property.
- 1.2 The rear projection of the proposed extension is greater than that possible as permitted development. Consideration has been given to the possibility of utilising the prior approval provisions but since the extension links into the garage and the combined structure will extend more than 10 metres beyond the rear wall of the property, rather than the 8 metre maximum it is assumed this avenue is not open to the applicant. Hence the current application.

2.0 THE SITE AND SURROUNDINGS (see Lancashire Mario Extract and Google aerial view below).

- 2.1 Little Lane runs northwest to south east between Kestor Lane and Fell Brow in the heart of Longridge and to the north east of the towns 2 secondary schools, Longridge High School and St Cecilians RC High School.



- 2.2 No 15 is a detached property that was built within an L shaped site (dotted red below) that widens to the rear. This configuration arises from the previous use of the wider site as a chicken farm (outlined roughly in blue below).



- 2.3 When used as a chicken farm, the rear of the wider site had a number of large outbuildings associated with this use.
- 2.4 In addition to the conservatory and the garage, there are currently a number of outbuildings behind the application property associated with the applicant's hobby of breeding cats. There is also a large garden shed in the North West corner of the wider part of the site. The Stud Cat accommodation and the Garden shed will remain in their current position.

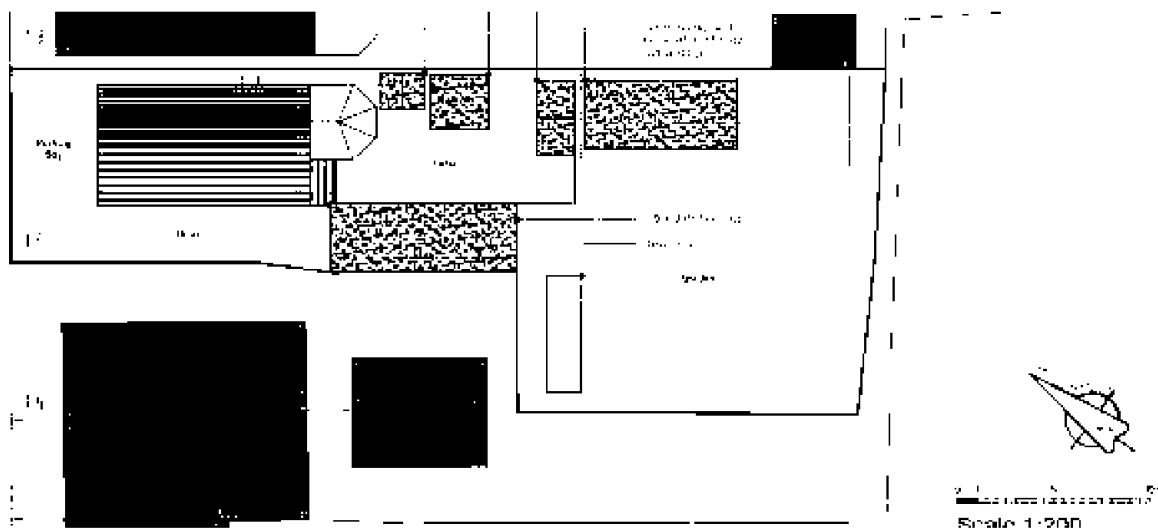


Cat Accommodation to be relocated to back of site

Hot Tub Building to be removed.

Stud Cats Accommodation to remain in its current position





- 2.5 The applicants will be relocating the existing smaller timber cat accommodation (used for expectant female cats) to the back of the site on a large hardstanding laid for this purpose. They have already erected a larger timber building with 2 enclosures able to house up to 8 cats (specification discussed and accepted by your Ribble Valleys Environmental Health Officer) on the hardstanding.



- 2.6 The applicant may eventually wish to pursue the use of this larger structure as a cattery, but will not be doing so until the house has been extended.
- 2.7 In the meantime it will be used as part of her hobby as a cat breeder providing accommodation for her cats while the house is being extended. She is aware that should she use the building subsequently as a cattery (albeit a very small establishment) she will require planning permission.

- 2.8 Large outbuildings are also dotted amongst the rear gardens of many of the properties on this side of Little Lane (see Lancashire Mario Extract below) and there are also substantial rear additions to several properties to the South East although none to be found on the planning record.



3.0 **SITE HISTORY**

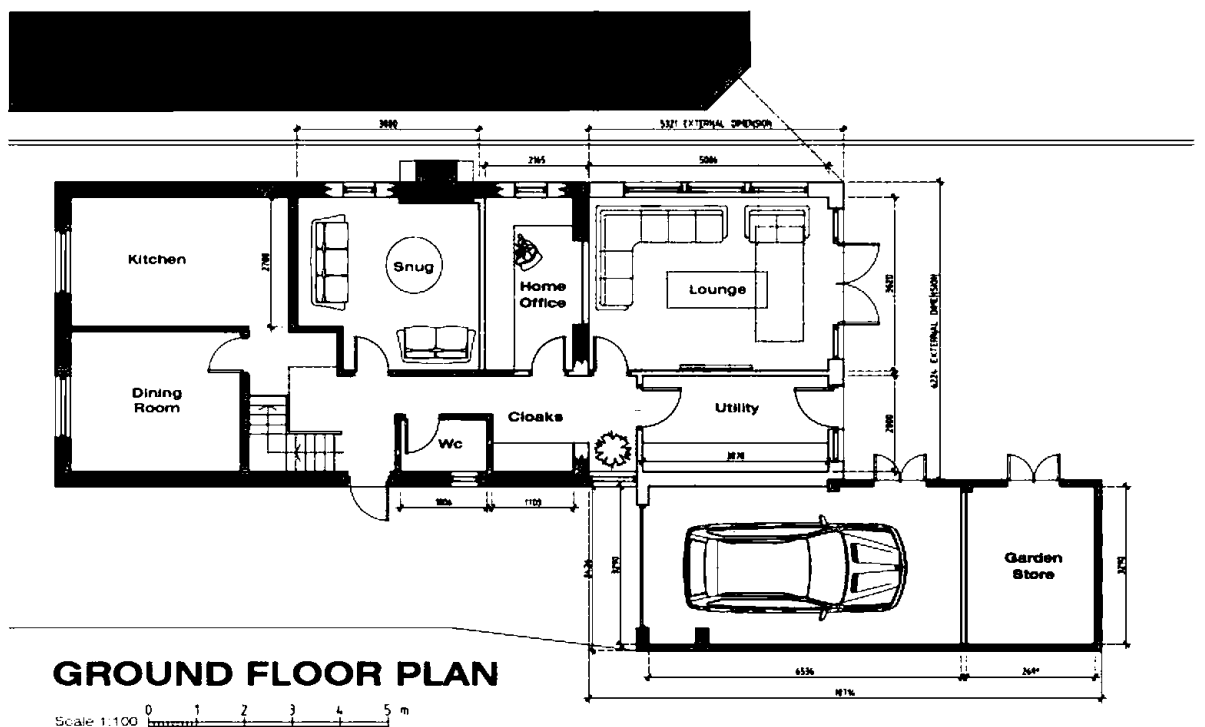
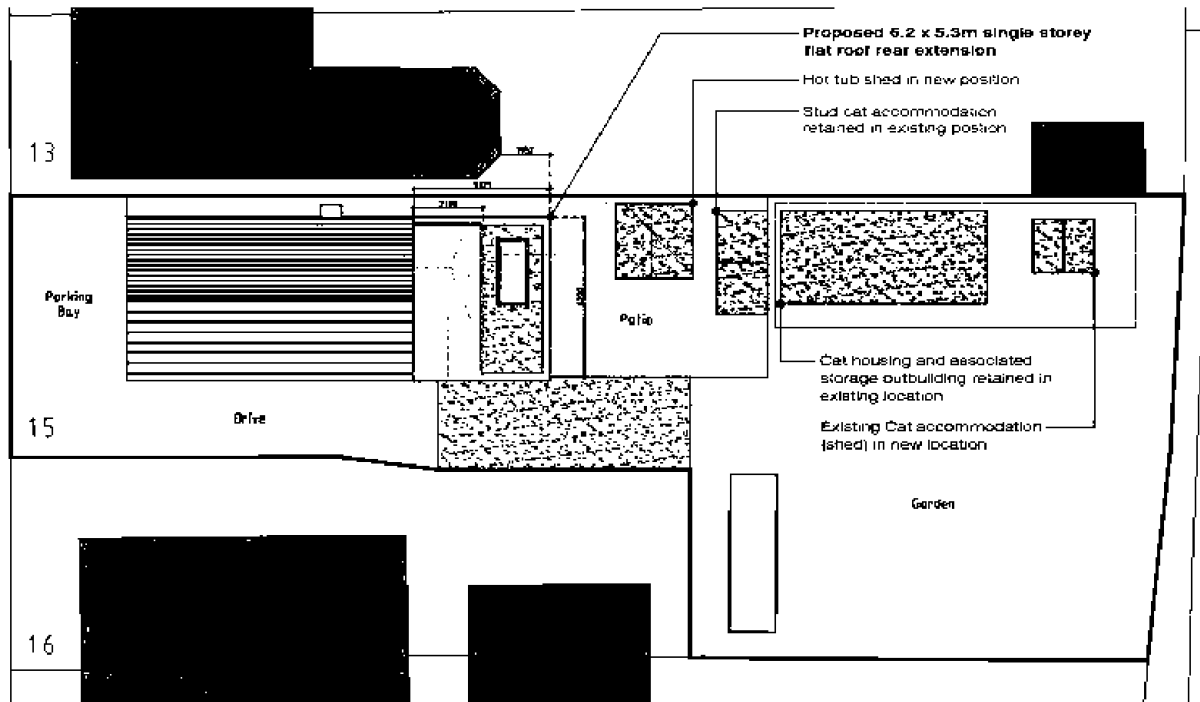
- 3.1 There are no online records of planning applications submitted for the property since approval was granted for the property in the mid 80s.
- 3.2 The garden shed predates establishment of the current curtilage, whilst the other structures have all been developed under Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended.

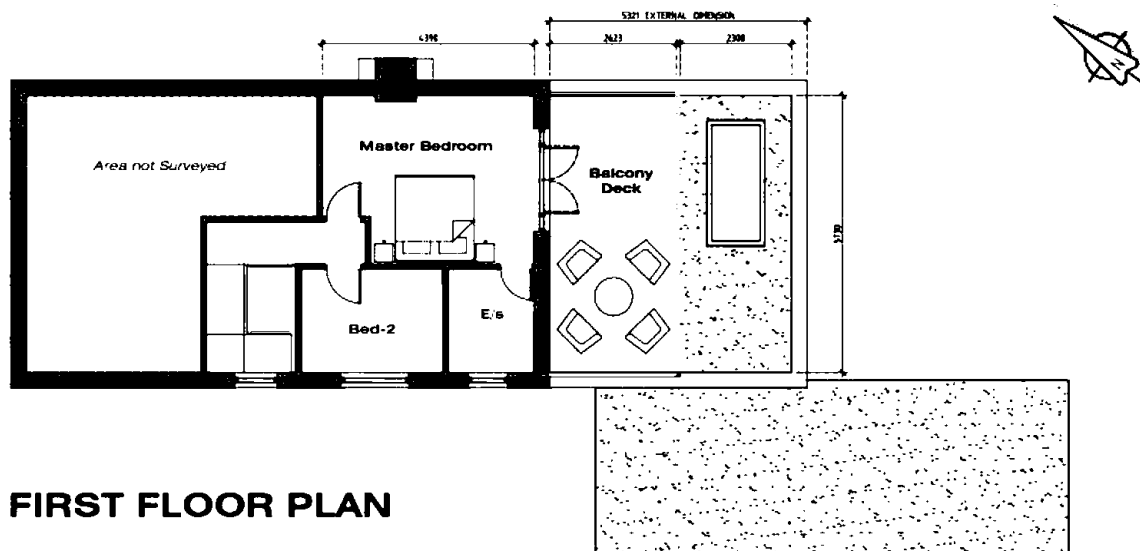
4.0 **PROPOSALS (see floorplans and elevations overleaf)**

- 4.1 The applicant proposes a flat roofed single storey rear extension replacing the current conservatory. This will extend across the full width of the building (6.2 metres) and tie into the existing garage/store building. The side wall of the proposed extension will be 0.83 metres from the side boundary with No 13 to the North East..
- 4.2 It will project 5.3 metres from the rear wall of the house, some 1.95 metres beyond the existing conservatory to the application property and the conservatory to the neighbouring property No 13..
- 4.3 About half of the roof is proposed to be used for a balcony from the master bedroom. The balcony will be partially enclosed by obscure glazing. This will step down in height from the rear wall. This glazing, together with the extent of roof beyond, will prevent any unacceptable loss of privacy to users of the

garden of No 13. The plans have been discussed in detail with that occupier and it is understood he raises no objection to them.

4.4 A roof light will provide additional natural daylight to the proposed lounge.



[illegible]

Architectural section drawing of a building. The drawing shows a cross-section of a structure with a flat roof and a central vertical element. The left side features a series of vertical elements, possibly columns or walls, with a height dimension of 10'0" indicated. The right side shows a series of horizontal elements, possibly a roof or a wall, with a height dimension of 10'0" indicated. The drawing is annotated with various notes and dimensions.

Annotations:

- 1. Existing structure to be retained. (Pointing to the left side of the drawing)
- 2. New structure to be added. (Pointing to the right side of the drawing)
- 3. Existing structure to be retained. (Pointing to the central vertical element)
- 4. New structure to be added. (Pointing to the right side of the drawing)
- 5. Existing structure to be retained. (Pointing to the right side of the drawing)
- 6. New structure to be added. (Pointing to the right side of the drawing)
- 7. Existing structure to be retained. (Pointing to the right side of the drawing)
- 8. New structure to be added. (Pointing to the right side of the drawing)
- 9. Existing structure to be retained. (Pointing to the right side of the drawing)
- 10. New structure to be added. (Pointing to the right side of the drawing)
- 11. Existing structure to be retained. (Pointing to the right side of the drawing)
- 12. New structure to be added. (Pointing to the right side of the drawing)
- 13. Existing structure to be retained. (Pointing to the right side of the drawing)
- 14. New structure to be added. (Pointing to the right side of the drawing)
- 15. Existing structure to be retained. (Pointing to the right side of the drawing)
- 16. New structure to be added. (Pointing to the right side of the drawing)
- 17. Existing structure to be retained. (Pointing to the right side of the drawing)
- 18. New structure to be added. (Pointing to the right side of the drawing)
- 19. Existing structure to be retained. (Pointing to the right side of the drawing)
- 20. New structure to be added. (Pointing to the right side of the drawing)

Dimensions:

- 10'0" (Indicated on the left side)
- 10'0" (Indicated on the right side)

Page 6

- 4.5 Not forming part of this application, the applicants will be relocating the existing smaller timber cat accommodation (used for expectant female cats) to the back of the site on the large hardstanding where a larger timber building with 2 enclosures able to house up to 8 cats (specification discussed and accepted by your Ribble Valleys Environmental Health Officer) has been erected..
- 4.6 As previously stated, the applicant may eventually wish to pursue the use of this larger structure as a cattery, but will not be doing so until the house has been extended.
- 4.7 In the meantime it will be used as part of her hobby as a cat breeder providing accommodation for her cats while the house is being extended.
- 4.8 For use incidental to the enjoyment of the dwelling house both structures meet the provisions of Part E of the GPDO in height and area, as there will remain more than 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse) undeveloped.

5.0 COMPLIANCE WITH PLANNING POLICY

- 5.1 The development plan for the consideration of this application comprises:-
Ribble Valley Core Strategy 2008-2028
Longridge Neighbourhood Plan.
- 5.2 In addition, the Ribble Valley SPG "Extensions and Alterations" (2000) comprises a further material consideration (along with the provisions of the NPPF).
- 5.3 The specific provisions of these documents relevant to this application are considered below.
- 5.4 Core Strategy Policy DMG1 General Considerations is the prime development plan policy against which the application stands to be addressed.
- 5.5 This policy has 6 strands design, access, amenity, environment, infrastructure and other.
- 5.6 Of these strands only **design** and **amenity** are considered of central relevance to this application. The requirements of Core Strategy Policy DMG1 in respect of design and amenity are reproduced overleaf and considered below.
- 5.7 Whilst incorporating a flat roof, the **design** for the rear extension is considered of a good quality, appropriate to its context in its scale, visual appearance and materials. As an infill modern development No 15 stands out from the other properties on this side of Little Lane, and it is appropriate that additions to it be of a contemporary design. Setting aside considerations of overlooking (covered under amenity below) the incorporation of glazed screens around that

half of the flat roof closest to the rear wall of the property helps integrate the single storey rear addition with the original house.

- 5.8 Replacing the existing glazed conservatory and timber cat house with this extension will significantly improve the appearance of No 15 from the rear.**

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE 8 BUILDING IN CONTEXT PRINCIPLES (FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT).
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.
5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

- 5.9 The size of the proposed extension is only just over 1 metre more in length than that allowed under permitted development and more than 2.5 metres less than that possible under the prior approval procedures were it not for it being physically linked to the existing garage.**

- 5.10 The design of the proposed extension satisfies the provisions of the Council's SPG on Extensions and Alterations in terms of design and appearance.**

- It reflects the character of the original house
- There is a good visual relationship between the two
- The size of the extension is appropriate to the plot size and does not result in a cramped appearance
- The form and shape of the original house is reflected in the extension
- Materials match the existing building

5.11 Policy DMG1 General Considerations contains the following “requirements” in respect of amenity specifying that proposed development:-

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

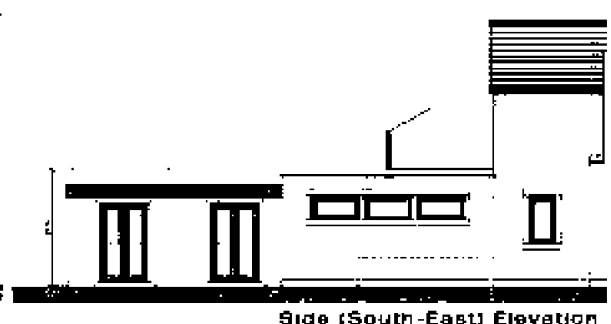
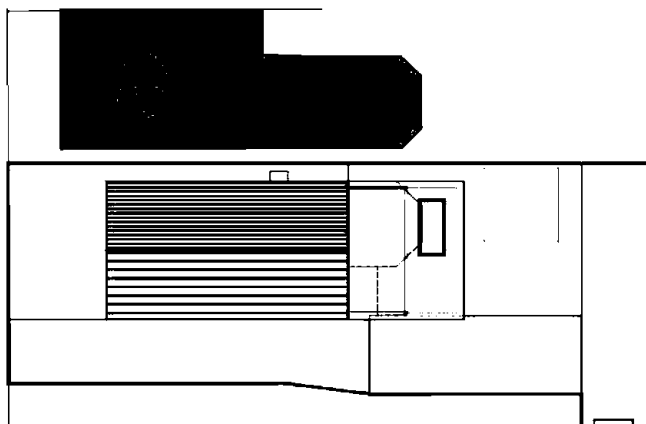
5.12 Points 1 and 2 are relevant to this application.

5.13 The proposal clearly does not affect the amenities of the wider area but requires assessment in respect of its impact on the amenities of the neighbouring residential properties No 13 and No 16.

5.14 Views of the rear of No 16 will be obscured by the roof of the garage.

5.15 There is not the same separation between the proposed extension and balcony and No 13 and the proposal stands to be assessed in respect of:-

- The effect of the 3 metre high rear extension on the light to and outlook from the conservatory to that property.
- The effect of the proposed balcony on the privacy of neighbours in the garden of No 13 to the rear of the conservatory.



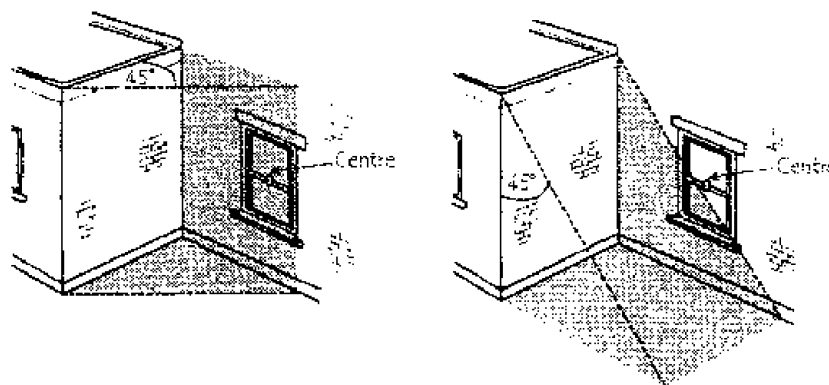
5.16 As can be seen from the plan extracts and photo on the preceding page the neighbour's conservatory and garden area immediately beyond already have substantial outbuildings the other side of the fence to the rear of No 15. Whilst somewhat greater in height (3m) the side of the extension will be further set back from the boundary (some 0.6 metres).

5.17 The impact of the single storey extension has to be considered not only against the current impact of these buildings but also of:-

- a 4 metre deep rear extension of the same 3m height set right against the boundary albeit not across the full width (a proposal allowed under the GPDO Part 1).
- A 2 metre high fence allowable under the GPDO Part 2 Class A along the entire boundary.

5.18 Ribble Valley's SPG (2000) seeks to provide guidelines on the impact of a rear extension on windows to a habitable room of the neighbouring property by their 45 degree rule (see below)

6.2.4 Take the elevation of the window wall and draw diagonally down at an angle of 45° away from the near end corner of the extension. Then take the plan and draw diagonally back at an angle of 45° towards the window wall from the end of the extension. (Note that the section perpendicular to the window is not used here) If the centre of a main window of the next door property lies on the extension side of both these 45° lines then the extension may well cause a significant reduction in the skylight received by the window.

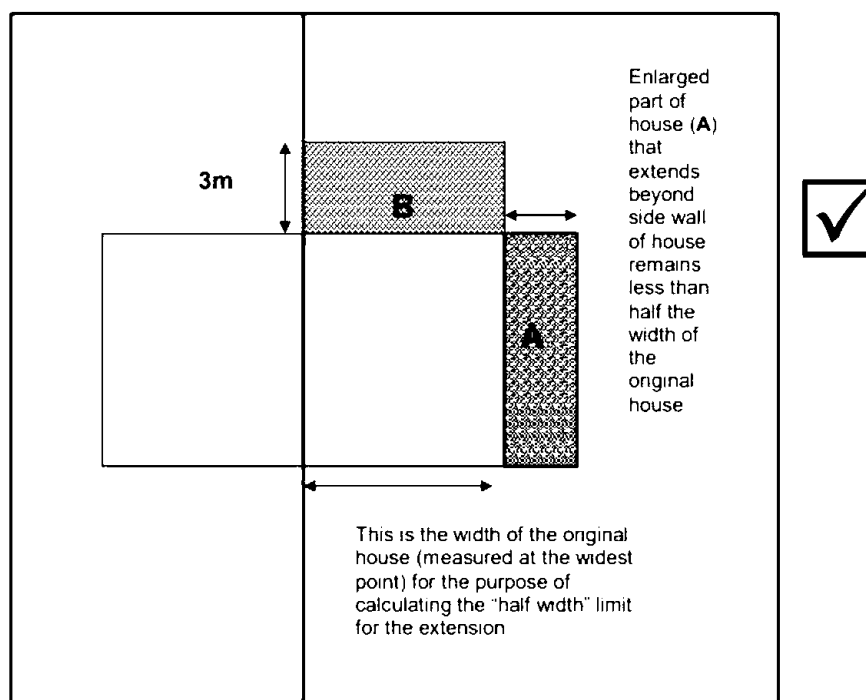


5.19 The plans submitted with this proposed extension demonstrates that it satisfies this requirement in respect of the window to the back of the conservatory to No 13.

5.20 However even if this was not to be the case the weight to be afforded to this guideline in justifying a refusal of planning permission must be extremely limited.

5.21 The SPG was adopted over 20 years ago since when there have been significant changes in planning policy and the size of single storey rear

extensions allowed as permitted development. The technical guidance for householders on permitted development shows an acceptable 3 metre deep single storey rear extension on a semi detached house (see below) accompanying



- 5.22 Many permitted development extensions of this configuration would not satisfy this guideline reflecting a more permissive approach to such extensions in national planning policy than reflected in the 45 degree guideline.
- 5.23 Turning to the other element of the proposal the balcony, Policy DMG1 explicitly refers to privacy distances and the SPG emphasises the importance of protecting the privacy of neighbouring properties. With this in mind the GPDO explicitly excludes rear extensions with proposed balconies from the classes of development allowed without planning permission.
- 5.24 This is not to say that such proposals are in all instances unacceptable but that potential overlooking and loss of privacy must in all instances be assessed.
- 5.25 The design of the balcony in this instance guards against any unacceptable loss of privacy to neighbours in the adjoining garden by it covering well under half of the flat roof to the extension and by the incorporation of frosted glass screens around the balcony.
- 5.26 There is no loss of privacy to the conservatory to No 13 as its roof is in obscured glass and the side windows will not be visible from the balcony because of the proposed frosted glass side screens.

6.0 CONCLUSIONS

- 6.1 The proposed single storey rear extension has been designed to accord fully with the requirements of development plan policy. Taking into account the specific local context and the net impact of the proposal over existing outbuildings or of permitted development options it should be deemed wholly acceptable and be granted planning permission.
- 6.2 Whilst balconies can often give rise to loss of privacy, the detailing of this proposal in terms of its scale, positioning, and enclosure/screening mitigate against any unacceptable impacts, whilst also improving the design and visual appearance of the rear of the property.
- 6.3 For these reasons it is respectfully submitted that the proposal as a whole including the balcony should receive favourable consideration.