
**7 Lower Lane
Longridge**

**Proposed Two-
Storey and Single-
Storey Rear
Extension**

**Supporting Planning
Statement (including
Design and Access
Statement).**

July 2022

1.0 INTRODUCTION

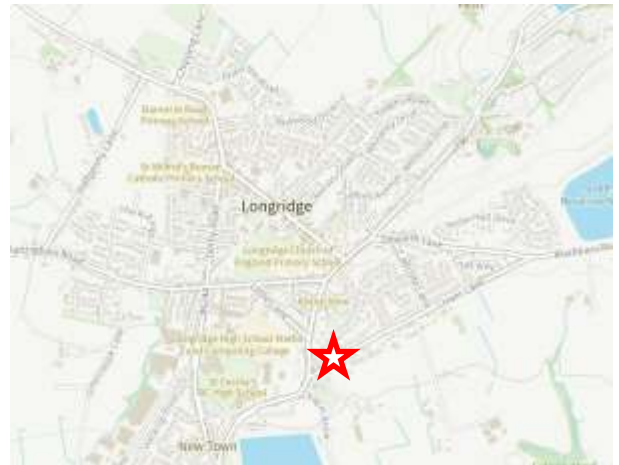
- 1.1 7 Lower Lane is a semi detached 3 bedroom property. The applicants are proposing a part 2 storey part single storey rear extension that would provide an extended kitchen/dining area, snug and utility room on the ground floor and ensuite master bedroom above.

2.0 SITE AND SURROUNDINGS

- 2.1 Lower Lane is on the South side of Longridge (see Mario map extract below).



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- 2.2 No 7 is a rendered semi detached property with a pitched roof and forward projecting gable.
- 2.3 Planning Permission was granted in 2002 for the erection of 2 dwellings to the rear of No 9. This site extends to the rear of the application property with the side wall of 9A only separated from the rear garden boundary of the application site by a side passage.
- 2.4 The rear of Nos 7 and 9 are in a white and cream render respectively with the latter having a single storey rear extension across the full width of the property (see photos below)



3.0 PLANNING HISTORY

3.1 Planning permission was granted in 2008 (3/2008/0188) for a single storey extension but this wasn't implemented. A single storey rear extension with mono-pitch roof has been added to the adjoining property (No 9) as illustrated on the photos in Section 2.

4.0 PROPOSALS

4.1 A part single part 2 storey rear extension is proposed projecting 3.3 metres. The single storey element would abut the existing rear addition to No 9 and extend 4.3 metres, half way across the rear wall from the property boundary.

4.2 It would have a mono-pitch roof with velux roof light. The 2 storey element would extend across the other half of the rear elevation. This element would have a pitched and hipped roof tying into the main roof of the property. The rear projection of the extension is only 0.3 metres more than that which could be undertaken as permitted development.

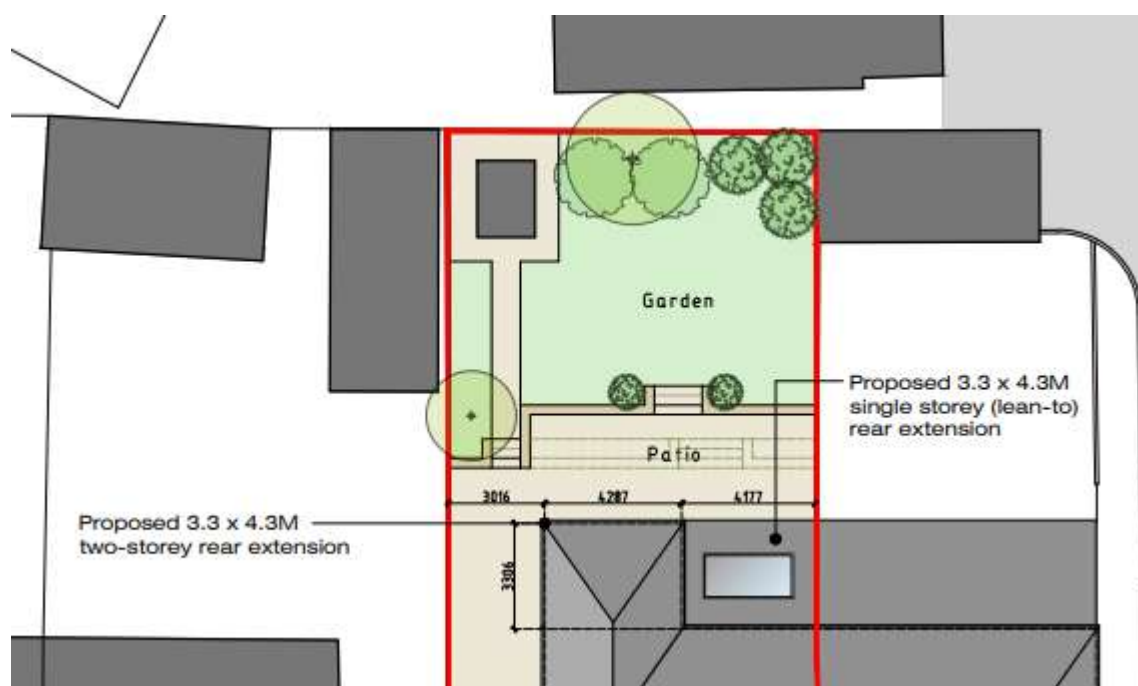


Rear (North West) Elevation



Side (South-West) Elevation





- 4.3 The extension would be finished in matching materials to the existing property and still leave a generous rear garden area.
- 4.4 The applicants understand that their neighbours at No 9 are looking to undertake a similar extension.

5.0 COMPLIANCE WITH DEVELOPMENT PLAN POLICY AND OTHER MATERIAL CONSIDERATIONS

- 5.1 The Development Plan for the site comprises the **Ribble Valley Core Strategy** with the following policies of particular relevance

DMG1 General Considerations - including design, access, amenity, environment and infrastructure.

DMH5 Residential and Curtilage Extensions – requiring accordance with Policy DMG1 and other plan policies.

- 5.2 Ribble Valley also has **Supplementary Planning Guidance** entitled ***Extensions and Alterations to Dwellings*** albeit this was adopted as long ago as 2000.
- 5.3 A **Neighbourhood Plan** has also been prepared for **Longridge** with the plan area including the application site and the plan incorporating design principles that largely mirror the considerations set out in the Core Strategy and expanded upon in the SPG.
- 5.4 The proposed development has been assessed against the considerations set out in these documents.

- 5.5 **Design and Appearance** - The proposal creates an attractive addition that adheres to key design principles, relating well in scale and appearance to the original dwelling. The 2 storey element mirrors the design form at the front of the property albeit with a hipped roof rather than gable end.
- 5.6 The extension will be built in a manner and to a standard that has due regard to sustainability and energy efficiency.
- 5.7 **Amenity** – the proposal leaves a generous amount of amenity space for No 7. and maintains an adequate distance between the new rear elevation and windows and the side wall of the property developed on land to the rear (No 9A).
- 5.8 Ribble Valley does not have guidance on separation distances between properties but such guidance commonly requires a minimum 13 metres between rear walls and side walls of properties. This is exceeded.
- 5.9 A conservatory has been added to the rear of 9A. Even with the proposed extension there would still be a distance of over 18 metres between the first floor window to the extension and the side window of the conservatory.
- 5.10 This relationship cannot be considered to pose any significant threat to the privacy of those occupying the conservatory. The window is to a bedroom rather than a room where people will be spending time sitting or standing looking out of the window. It is also worth repeating that the rear projection of the extension is only 0.3 metres more than could be built under permitted development
- 5.11 There is a window to the bathroom in the side wall of No 9A which until very recently was obscured. The applicants consulted the owners of No 9A on their proposals and the window has since been replaced with clear glass.
- 5.12 This threatens the privacy of the residents of both properties. This is a situation created by the owners of 9A and that could be easily resolved by them. It is understood that the insertion of clear glass into this window is in breach of a condition attached to the planning permission for that development. This required that the window be in obscured glass. It would be wholly unreasonable and inappropriate for this unauthorised alteration to be an impediment to the approval of this application.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The application proposals for a part single part 2 storey extension to 7 Lower Lane will provide a much improved property of an attractive appearance and high quality design that fully respects the local context. The additional floorspace and facilities that the extension will provide can be achieved whilst retaining a generous garden area.
- 6.2 The design has had full regard to the amenity enjoyed by neighbouring properties and to considerations of sustainability and energy efficiency.
- 6.3 The proposals fully comply with development plan policies and the Councils supplementary guidance on Extensions and Alterations and, as such, should be approved. .