

---

**67 Higher Road,  
Longridge**

---

**Proposed Two-  
Storey Rear  
Extension**

---

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

---

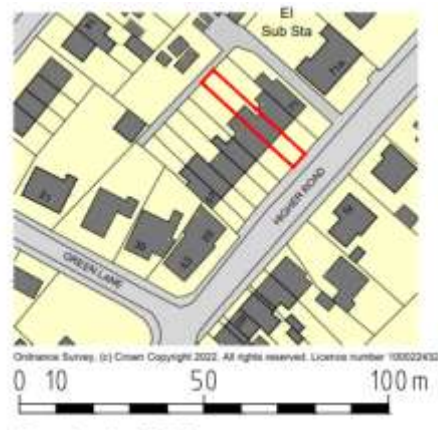
**July 2022**

## 1.0 INTRODUCTION

- 1.1 67 Higher Road is a small terraced cottage, that gives its longstanding owners great pleasure but which, with only one double and one single bedroom is rather too small for their needs particularly in accommodating visiting family.
- 1.2 They are proposing an extension that would provide them with an additional double bedroom.

## 2.0 SITE AND SURROUNDINGS

- 2.1 Higher Road is on the north-eastern edge of Longridge and takes traffic towards Jeffery Hill. There are a variety of house types along the road (see photo overleaf).
- 2.2 67 Higher Rd is one of a terrace of 8 cottages situated on the north western side of the road that vary in size and roof height. None are listed or in a Conservation Area.





- 2.3 The small size of these terraced cottages has prompted owners to undertake extensions. No 67 has a flat roofed single storey kitchen addition with other properties in the terrace also having rear additions including 2 storey additions and roof lifts.



**APPLICATION SITE - GROUND FLOOR EXTENSION PLAN AND PHOTO**



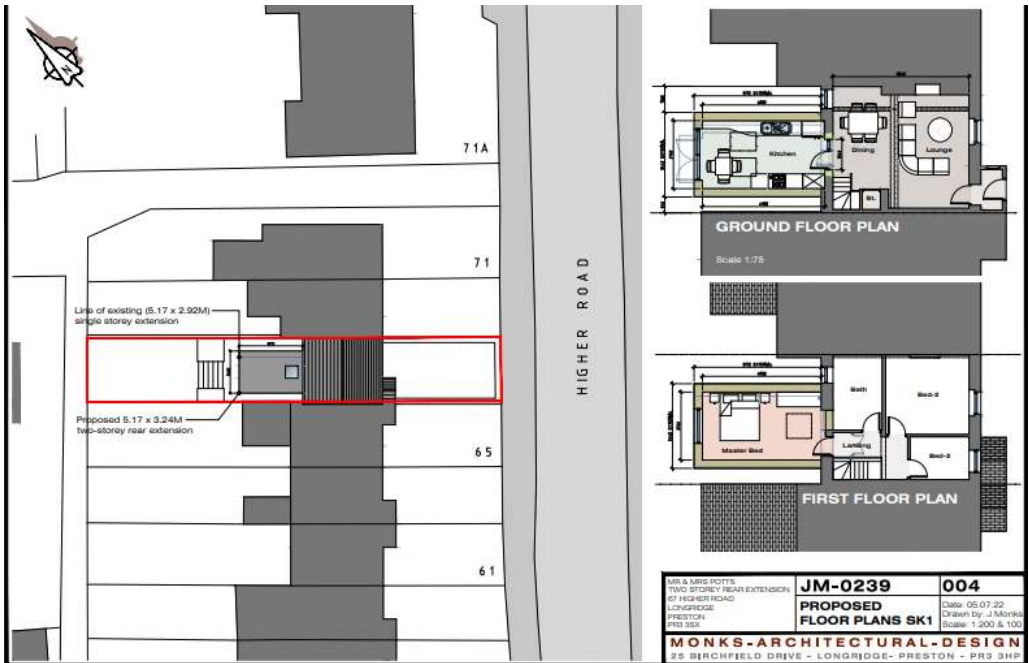
**LOOKING SOUTH AND NORTH FROM THE GARDEN OF THE APPLICATION SITE TOWARDS OTHER EXTENSIONS.**

3.0 PLANNING HISTORY

3.1 There are no on-line planning records for either the application property or other properties in this terrace (Numbers 57-71 odd).

4.0 PROPOSALS

4.1 A 2 storey rear extension is proposed to the cottage. This will provide a second storey above the existing kitchen extension and project some 5.17 metres from the rear of the original cottage building. As the plans below show this is broadly in line with other rear additions in the terrace. Any extensions were either built as permitted development or approved many years ago.





4.2 The proposed first floor extension will provide a Master Bedroom.

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 above.

5.5 **Design and Appearance** - The inadequacy of the existing cottages to meet the space needs and aspirations of households in the Twenty First Century has resulted in the original rear elevation of the cottages that varies somewhat in eaves, ridge height and depth between properties being peppered by additions of various designs including roof lifts and other flat roofed additions.

5.6 Whilst a flat roof might in many situations appear an alien design form, the existence of other significant flat roofed extensions to either side in this short terrace of just 7 properties will not make the proposed extension look out of place or incongruous. The walls of the extension and the window frames will be finished in matching materials to the existing dwelling so that it blends in.

5.7 **Amenity** - The applicants shared their plans with the neighbours to either side prior to the application being submitted. They have raised no objection to its design and have not identified any wider impact on their residential amenity.

5.8 **Conservation and Townscape** – The terrace is not within a conservation area or identified as a heritage asset. The attractive front elevation of the terrace remains largely unaltered but, as noted, the rear of the terrace has been subject to a level of change that has removed any original character such that

the proposed extension is not considered to have any adverse impact in terms of historic character.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 The application proposals will provide a much improved small home.
- 6.2 It is not judged that they will have any significant adverse impact in terms of residential amenity or on the character and appearance of the rear of this terrace of cottages that has over the years seen substantial alteration.
- 6.3 That change includes flat roofed extensions at ground, first floor and roof level and as such, the adoption of this design form will not, in this instance, look out of place.
- 6.4 Judged against the development plan as a whole, it is not considered that the proposals raise issues that should stand in the way of approval of the application.

