
**67 Higher Road,
Longridge**

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

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

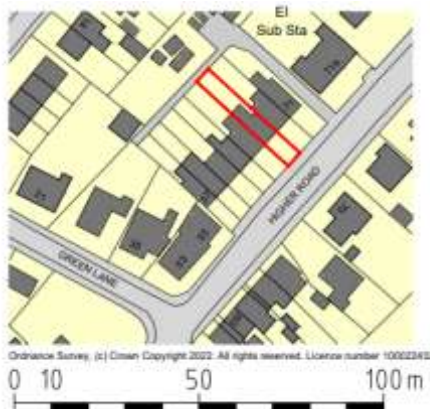
February 2023

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 Following the refusal of their initial proposals for a single and two storey rear extension (Ref 3/2022/0740) in January of this year, the applicants have commissioned a revised design that addresses the local authority's grounds of objection to the initial application.
- 1.3 This supporting statement describes the form of those proposals and explains how in terms of visual and residential amenity they comply with development plan policies and as such should be approved.

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, roof height and rear building line. None are listed or in a Conservation Area.
- 2.3 Of significance in the context of consideration of the proposal is that the existing 2 storey rear elevation of No 67, the application property is 1.8m set back from the rear walls of the adjoining properties on either side (no 65 and No 69) - see annotated photo bottom right.

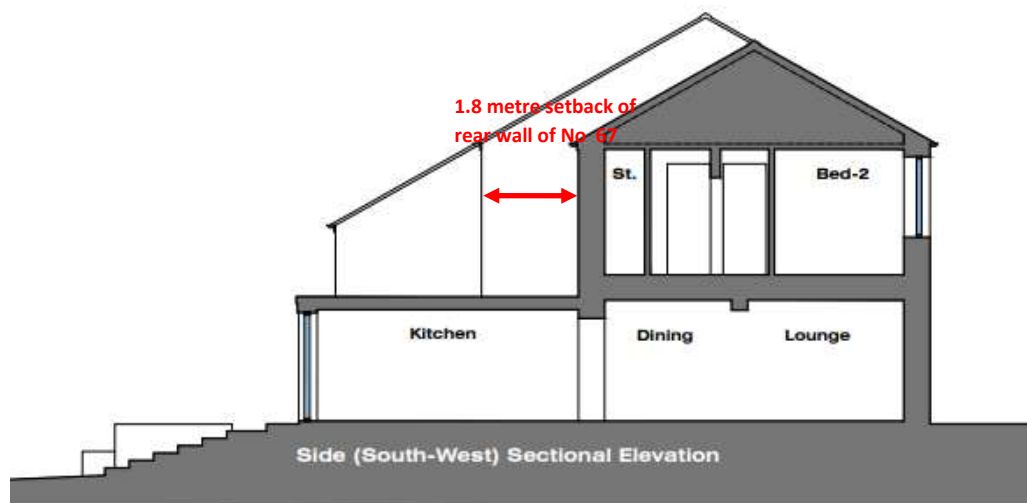




- 2.3 The small size of these terraced cottages has prompted owners to undertake extensions. No 67 has a flat roofed single storey kitchen addition with other properties in the terrace also having rear additions including 2 storey additions and roof lifts (see photos overleaf).



APPLICATION SITE – EXISTING GROUND FLOOR EXTENSION PLAN AND PHOTO



APPLICATION SITE – EXISTING SOUTH-WEST SECTIONAL ELEVATION



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

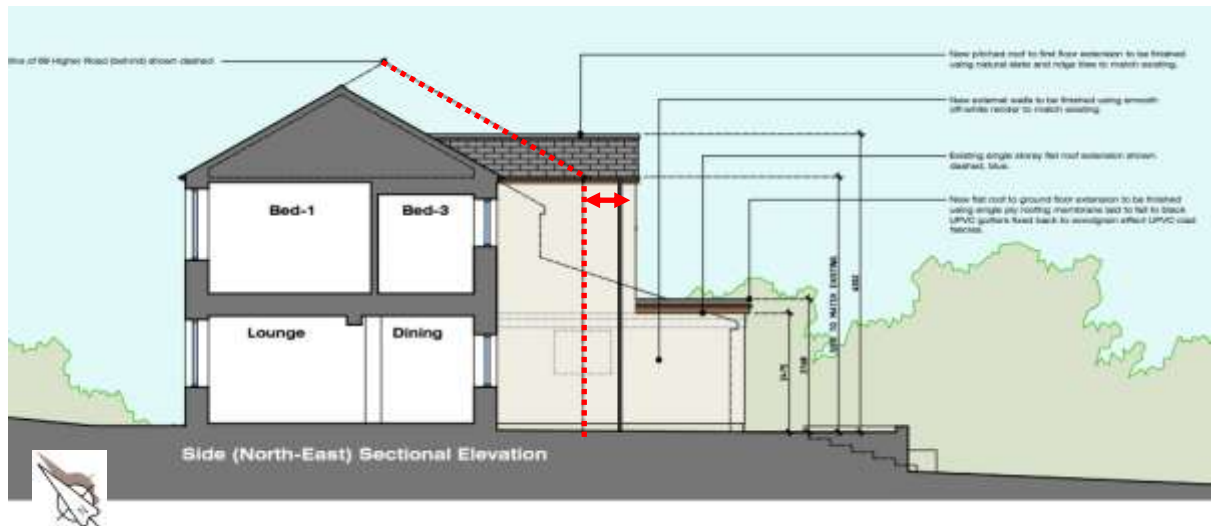
3.0 PLANNING HISTORY

3.1 The applicants initial proposals that involved a modest widening of the existing single storey rear extension and above it a flat roofed 2 storey extension albeit over only part of the ground floor extension (planning application reference 3/2022/0740) were refused on grounds of visual and residential amenity.

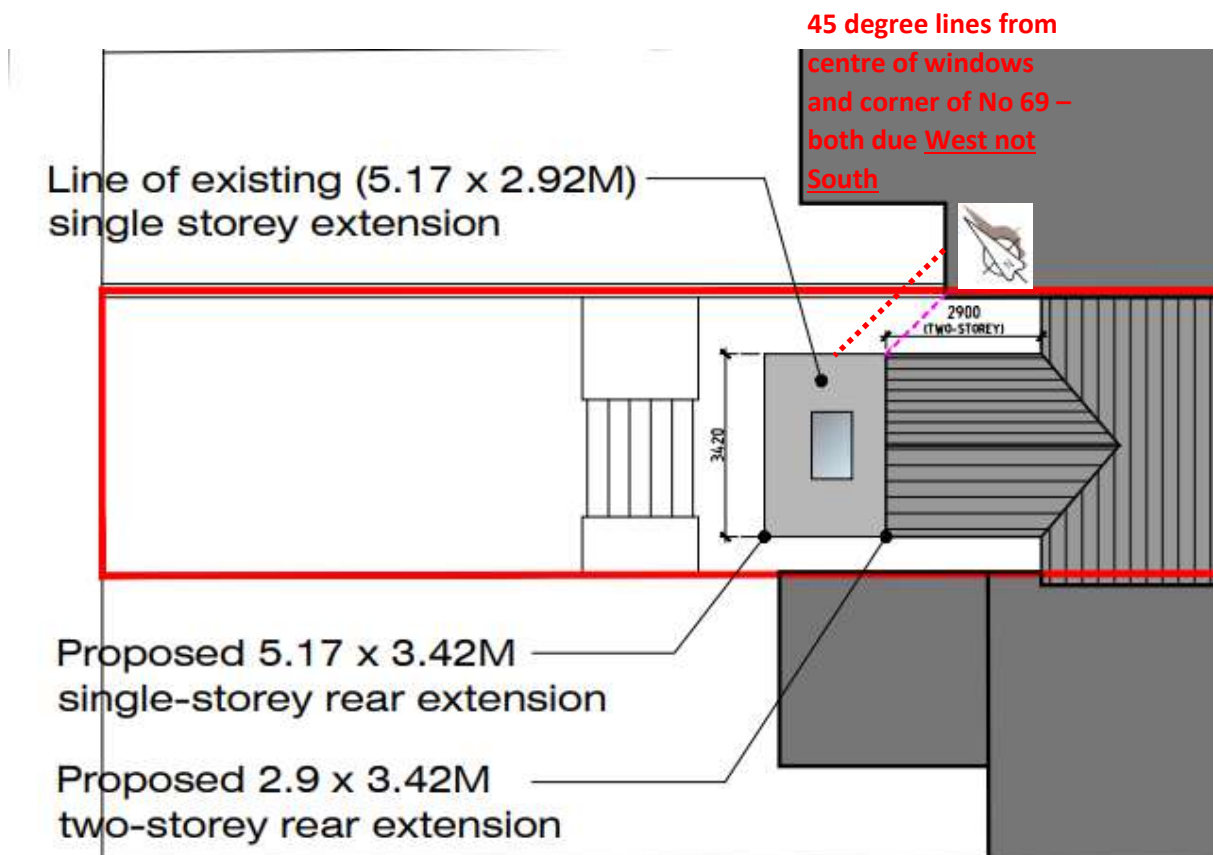
3.2 The officer's reasons for refusal state;-

- *The proposed extension by virtue of its massing, scale and design would result in a form of development that would appear disproportionate, and result in the introduction of a dominant unsympathetic development which would be harmful to the visual character of the application property and be at odds with the prevailing character of the surrounding area.*
- *the proposed extension, by virtue of its design and spatial layout, would have an overbearing impact leading to an unacceptable loss of natural light and outlook for the adjoining neighbouring occupants residing at the property known as 69 Higher Road.*

3.3 As such the proposals were considered to be in conflict with Policy DMG1 of the Ribble Valley Core Strategy.



PROPOSED SECTIONAL EVATION SHOWING MODEST 1.1 METRE PROJECTION OF FIRST FLOOR EXTENSION OF No 67 BEYOND REAR WALL OF No 69.



ANNOTATED PROPOSED PLAN SHOWING 45 DEGREE LINE FROM WINDOWS OF No 69

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 policy of main relevance

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

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 The revised proposals have been developed taking into account the reasons for refusal of the initial scheme and the comments in the officer report. In respect of design and appearance the officers report concluded that:-

the extension would read as an unsympathetic, overbearing, and incongruous addition to the property by virtue of its overtly bulky and blocklike appearance that would be predominantly at odds with the rear elevation of the dwelling and surrounding properties.

5.7 These criticisms have been addressed. The *bulky and blocklike* appearance of the two storey extension as described by the officer has been softened through the addition of a pitched gable ended roof. Whilst it is noted that there are properties in the vicinity that have **roof lifts** and **flat roofed 2 storey rear extensions** it is accepted that these are a generally unattractive form of design.



- 5.8 The pitched gable ended roof would make the 2 storey extension sympathetic to the design of the original cottage. It would not be disproportionate in that it would project only 1.2metres beyond the rear walls of the adjoining properties (Nos 65 and 69).
- 5.9 The single storey element would project only 3.3m beyond those rear walls. This is no more than the existing single storey extension. It should also be noted that this is only 0.3 metres more than the rear projection of single storey extensions routinely constructed under permitted development in the more normal situation of semi detached and terraced properties having a common rear building line.
- 5.10 The only increase to the size of the existing single storey extension is an increase in width of 0.5 metres from 2.92m to 3.42 metres towards the boundary with No 69. The side wall remains 1.2 metres from the boundary with No 69.
- 5.11 This increase in width again needs to be considered against what is generally considered acceptable by virtue of being allowed under permitted development.
- 5.12 Permitted development allows rear extensions of up to 3 metres in depth across the full width of a terraced or semi detached property provided that they are no more than 4 metres in height. There is not even a requirement for neighbour consultation for extensions up to this size.
- 5.13 The increase in width proposed in this application has to be considered in this context. The far corner of the extension would project only 3.3 metres (unchanged), set back 1.2 metres from the boundary with No 69 (even with the increased width) and be only 2.7 metres in height. This is significantly smaller than that deemed generally acceptable under the provisions of the GPDO.
- 5.14 Taking all these factors into account the extension now proposed cannot reasonably be considered *disproportionate Or harmful to the visual character of the application property NOR at odds with the prevailing character of the surrounding area.*

5.15 Residential Amenity - The Officer Report concludes that

the proposed extension if implemented would lead to a tunnelling effect and sense of enclosure on the window at ground floor level of No.69 by virtue of its design and close proximity to the adjacent window which provide light to a habitable room.

Furthermore, analysis shows that the extension would also be in contravention of the 45-degree rule in relation to the window previously discussed, as the current rear situation at the neighbouring property will result in a significant tunnelling effect on the window and will reduce the outlook from this habitable room.

A single storey extension with the same projection currently exists at the property, and so it can be argued that some loss of light is already experienced at the neighbouring property sited to the North.

However, as the North-Eastern sited elevation will be widened by around 0.5m, it is argued that due to the significant outward projection, the loss of light on the adjacent window will be exacerbated by the single storey extension and extension at first floor.

This would result in a significant loss of light for the residents of No. 69 throughout the large majority of the day by virtue of the proposed extension being sited immediately to the South.

5.16 These observations need to be considered in the context of detailed consideration of:-

- the relationship of the ground floor window to No 69 and the proposed extension taking into account the orientation of that development relative to occupants of that habitable room.
- The extent to which this contravenes the Councils SPG and the weight that can be given to that document considering that it was approved in 2000 and has not been reviewed in the light of changes in national planning legislation and policy.
- The impacts on sunlight, daylight and outlook upon windows that are considered acceptable by virtue of their being allowed through revisions to the GPDO subsequent to the Councils SPG.

5.17 Taking these in turn. The ground floor window to No 69 closest to the boundary with the application property is some *.* metres from the side wall of the proposed extension at its closest point. The original dwelling is to the south-west of No 69 and not to the South as inferred by the officer report.

5.18 Furthermore if one takes a 45 degree orientation from the centre of the window as the base line for the consideration of daylight, sunlight (as suggested by the Councils SPG) then the orientation is approximately WNW.

5.19 This is highly significant in terms of both sunlight and daylight as the window will be in shade from the existing single storey extension with the proposed 2 storey addition having no discernible impact. The officer report concludes that the proposal as a whole *would result in a significant loss of light for the residents of No. 69 throughout the large majority of the day by virtue of the **proposed extension being sited immediately to the South.***

5.20 The correct orientation of the extension is: -

- to the **South West** of the window to No 69 as it extends beyond the rear elevation of No 69 containing the window,
- to the **West** at a 45 degree angle from the centre of the window (intersecting with the single storey portion of the extension) and

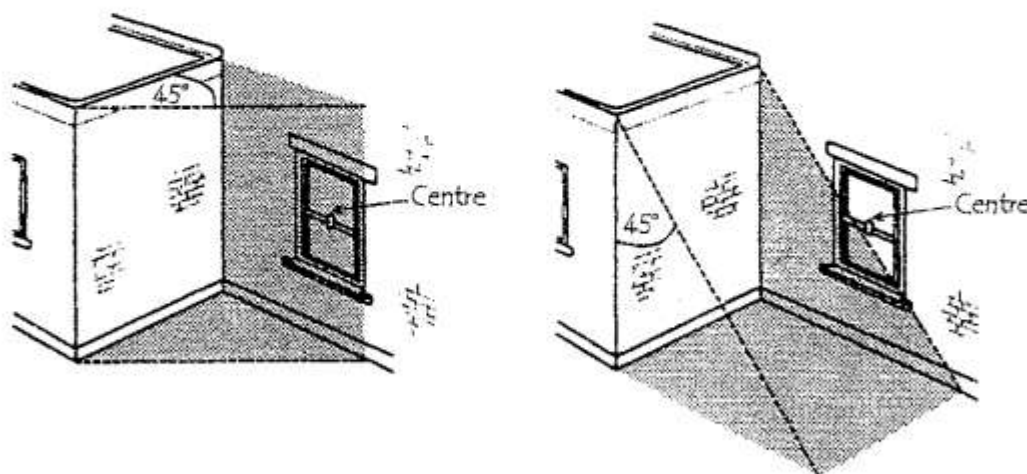
- **West North West** to the far corner of the single storey extension,
- 5.21 If a 45 degree angle from centre of the ground floor window was, as suggested, directly due South then there might be some credence to the claim of *a significant loss of light for the residents of No. 69 throughout the large majority of the day* but this is not the case.
- 5.22 Turning to the guidance in the SPG (appended) the proposed first floor extension meets this guidance in respect of the first floor window to No 69 in terms of both the 45 degree plane taken from the eaves where it meets the line of the rear building line of 69, and that taken from the corner of the eaves.
- 5.23 Whilst the Northern corner of the single storey extension does not comply with the 45 degree guidance, neither does the existing single storey extension and the impact of the 0.5 metre increase in its width towards No 69 is marginal.
- 5.24 The guidance itself stresses that in relation to existing buildings the guidance on natural light should be applied *sensibly and flexibly*. Furthermore very little weight should be afforded to this 45 degree guideline as rear extensions allowed under the GPDO fall far short of its requirements and in certain cases much more so than does the single storey element of the application proposals.
- 5.25 As an example, a 3 metre rear extension across the full width of a terraced property with a monopitch roof 4 metres in height (a common design form with the popularity of roof lights) would require the centre of the window to the next door property to be about 2.5 metres from the boundary wall to be compliant – a highly unlikely situation.
- 5.26 Turning to the fear of a *tunnelling effect*, it should be noted that this is mentioned in the guidance in the context of extensions taking place on both sides of a property. It refers explicitly to *a window looking out between extensions which create a tunnelling effect*. This is not the case in this instance.
- 5.27 In any event for the first floor extension to be visible to someone sitting in the rear ground floor room of No 69 they would have to be sitting in the extreme corner of that room or standing very close to that window and looking up to the extreme left.
- 5.28 The officers report concedes that *A single storey extension with the same projection currently exists at the property, and so it can be argued that some loss of light is already experienced at the neighbouring property sited to the North.*
- 5.29 The marginal impact of the side wall of the single storey extension being brought 0.5 metres closer to the boundary than the current extension will be no greater and possibly less in terms of any supposed *tunnelling effect* than the erection of a 1.8 metre fence or wall along the boundary between the 2 properties – boundary treatment that is allowed under permitted development.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The application proposals will provide a much improved small home.
- 6.2 The changes to the design from the previous application considerably improve its appearance and address criticisms that it would be *harmful to the visual character of the application property nor at odds with the prevailing character of the surrounding area*.
- 6.3 In respect of residential amenity, in terms of sunlight, daylight and outlook, this submission has demonstrated that the proposals will not give rise to a loss of light to the rear windows of the neighbouring property, No 69 such as to justify planning permission being refused. Neither is it accepted that the moderately increased width of the single storey element would result in a tunnelling effect when viewed from the rear ground floor window of No 69. It is understood that the neighbour in No 69 has no objection to the proposals.
- 6.4 Whilst elements of the proposal may not meet the full 45 degree guideline in the Council's extensions SPG, this is guidance not development plan policy. Moreover very little weight can be afforded to it given that it was adopted 23 years ago, and that many rear extensions, routinely allowed (without any requirement for neighbour consultation) under more recent iterations of the GPDO, would not achieve compliance with this particular element of its guidance.
- 6.5 Judged against the development plan as a whole, and Policy DMG1 of the Ribble Valley Core Strategy in particular, it is not considered that the applicant's revised proposals raise any issues that should stand in the way of approval of the application.

APPENDIX

- 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.



2.6 I

- 6.2.5 It is possible to estimate the maximum extent of an extension using this method. Each case will be different depending on window orientation etc., but as a general rule a two storey extension on the common boundary of a pair of semi-detached properties is likely to start to cause problems if it projects outwards by more than 2 to 3 metres.

One way of reducing the impact, and hence increase the permissible length of an extension is to set it in from the boundary.

- 2.6 For existing buildings it is particularly important that the guidelines on natural light be applied sensibly and flexibly. The BRE Standard highlights problems of successive extensions to the same building, and of a window looking out between extensions which create a tunnel effect.