
**67 Higher Road,
Longridge**

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

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

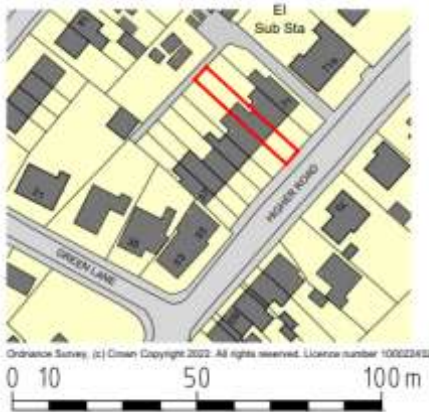
December 2023

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 in January (Ref 3/2022/0740) and May (Ref 3/2023/0159) of this year, the applicants have commissioned a revised design that fully addresses the local authority’s concerns.
- 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.

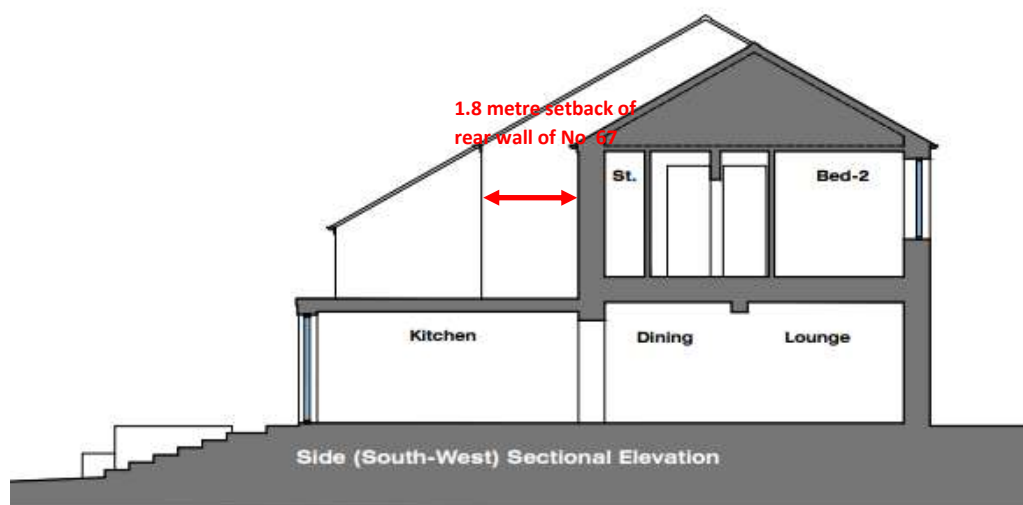




2.3 The small size of these terraced cottages has prompted owners to undertake extensions. No 67 has a flat roofed single storey kitchen addition with other properties in the terrace also having rear additions including 2 storey additions and roof lifts (see photos overleaf).



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.*

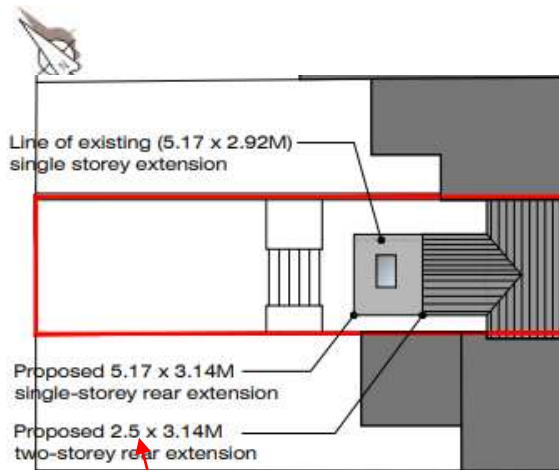
3.3 The applicants subsequently submitted a revised design that replaced the flat roof with a pitched roof (Ref 3/2023/0159) but this was also refused for the following reason

- The proposed two storey extension, by virtue of its projection, proximity, height and spatial layout, would have an overbearing impact resulting in an unacceptable loss of light and outlook to the neighbouring residential property of no.69 Higher Road contrary to Policy DMG1 of the Ribble Valley Core Strategy 2008 – 2028.

4.0 PROPOSALS

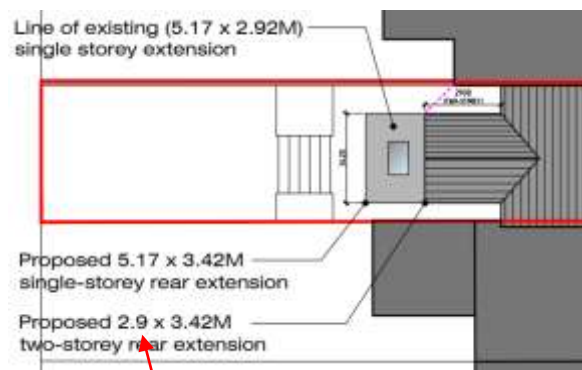
4.1 The plan extracts set out below demonstrate the difference between the revised proposals and the previous application.

4.2 The revised design reduces the width of the single and 2 storey extension by 0.28 metres making it only **0.22 metres** wider than the existing single storey extension. The rear projection of the 2 storey element is reduced by 0.4 metres. The latter would project beyond the rear wall of No 69 by just **0.7 metres**.



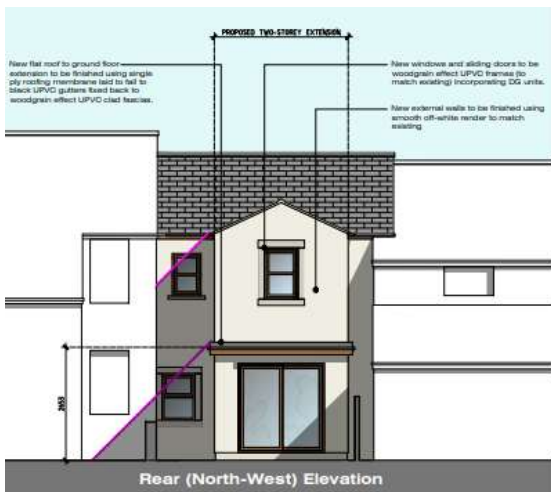
Net 0.7 metres from the rear first floor wall of No 69

THIS APPLICATION



Net 1.1 metres from the rear first floor wall of No 69

REFUSED SCHEME



THIS APPLICATION

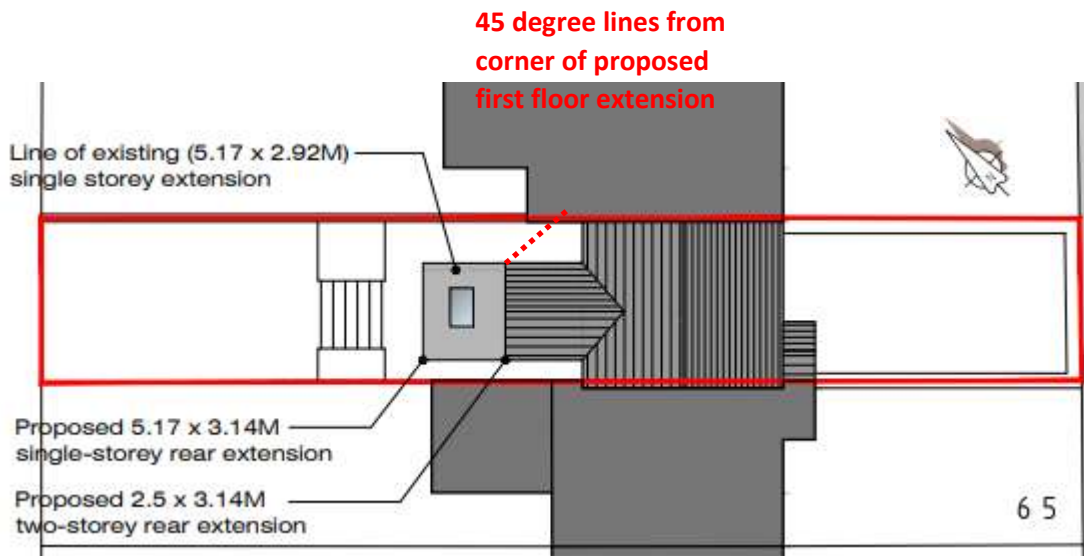


REFUSED SCHEME

4.3 The revised submission has taken into account the Council's extensions SPG and in particular the 45 degree guidance contained therein relating to consideration of impact on daylight and sunlight (see Appendix).



PROPOSED SECTIONAL ELEVATION SHOWING MODEST 0.7 METRE PROJECTION OF FIRST FLOOR EXTENSION OF No 67 BEYOND REAR WALL OF No 69.



ANNOTATED PROPOSED PLAN SHOWING 45 DEGREE LINE FROM CORNER OF PROPOSED FIRST FLOOR 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 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 (see photos below).

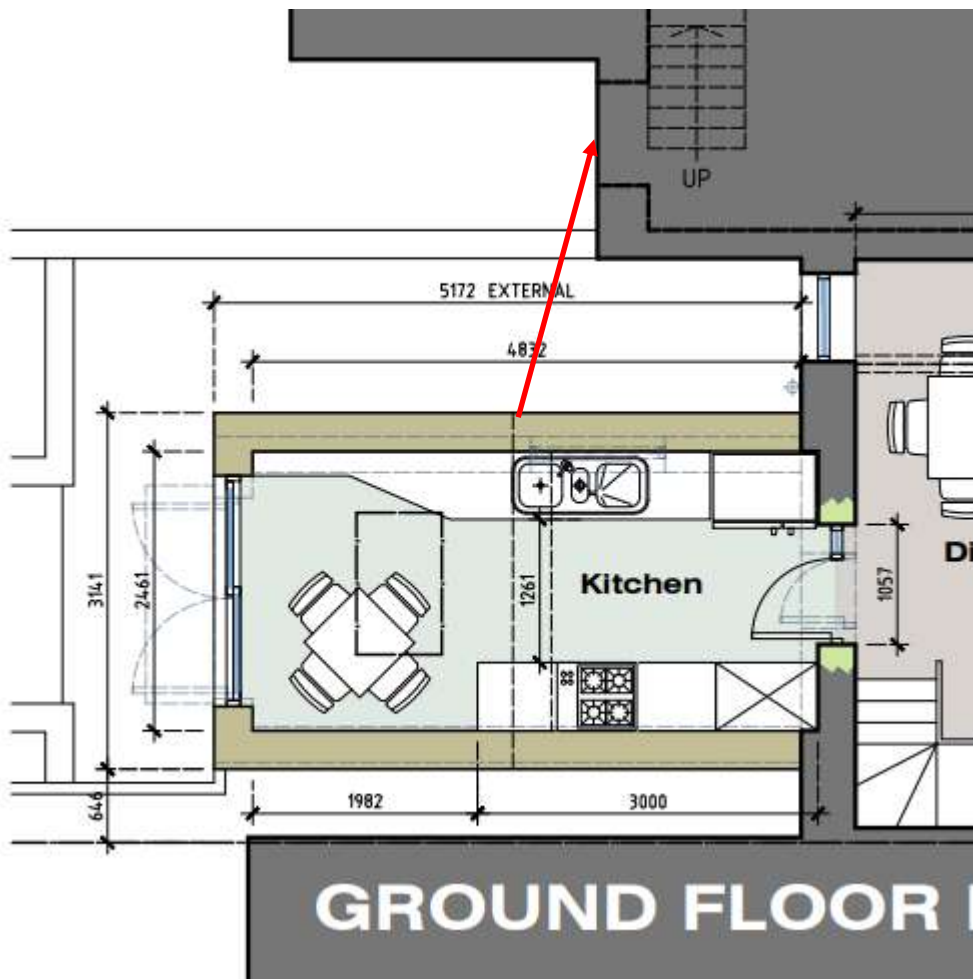
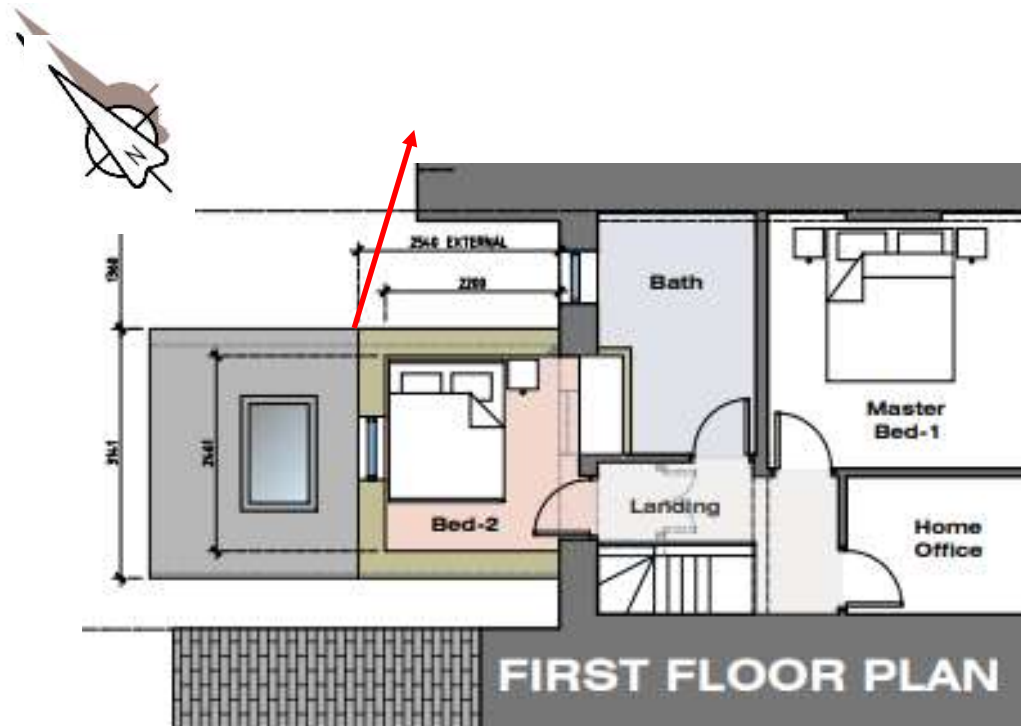


5.6 This application adopts the same broad design as that most recently submitted but reduces the width of the extension and the rear projection of two storey element.

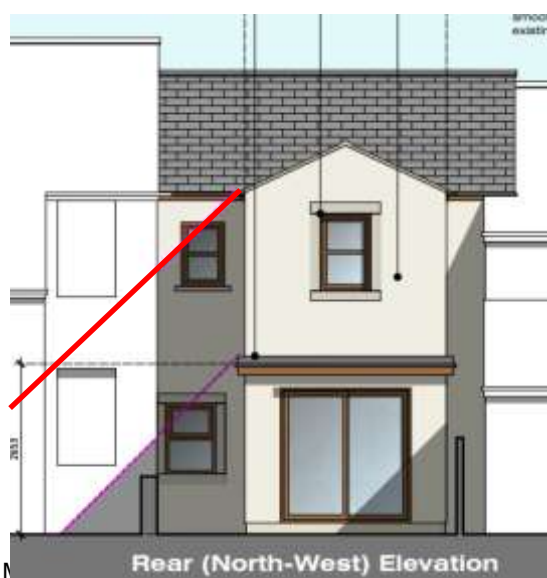
5.7 By virtue of the absence of any design reasons for refusal of that application, a similarly designed extension of similar proportions but reduced size must, in terms of its design and appearance, also be deemed acceptable.

- 5.8 It would now project only 0.7 metres beyond the rear walls of the adjoining properties (Nos 65 and 69).
- 5.9 The single storey element would project only 3.27m 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 0.22 metres from 2.92m to 3.14 metres towards the boundary with No 69. This is less than half the increased width originally proposed and leaves the side wall 1.48 metres from the boundary with No 69.
- 5.11 This increase in width 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 3.27 metres (unchanged), set back 1.48 metres from the boundary with No 69 (even with the increased width) and the single storey element would be only 2.7 metres in height. This is significantly smaller than that deemed generally acceptable under the provisions of the GPDO.
- 5.14 **Residential Amenity** -. The most recent application was refused purely on grounds of its impact on No 69 Higher Road and specifically on its two storey element having *an overbearing impact resulting in an unacceptable loss of light and outlook.*
- 5.15 This conclusion is not accepted.
- 5.16 However the 2 storey element now projects only 0.7 metres beyond the rear wall of No 69 and the centre of the ground and first floor windows to that property are approximately 2.4 metres from the side wall of the proposed first floor extension.
- 5.17 The plan extracts overleaf demonstrate the relationship between the windows of No 69 and the two storey rear extension. This shows that the corner of the first floor extension lies approximately WSW of the windows to No 69 i.e in terms of sunlight because of the sinking sun, the ground floor window enjoys little or no direct sunlight by virtue of the existing rear extension to the

application property. The officers report concedes this stating 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*



- 5.18 In terms of assessing the impact on outlook from the ground floor room of No 69 closest to the proposal, one has to appreciate the unusual layout of that room with little or no view from anyone seated in that room towards the existing or proposed extension by virtue of the staircase situated close to its rear window (see layout on previous page). It is respectfully requested that the case officer arrange to go into this property in order to understand this relationship and to allay any concerns he/she may have.
- 5.19 The Council has an SPG on extensions attempting to provide guidelines to guard against unacceptable impacts on residential amenity by virtue of loss of outlook and light (see appended extract). This was approved in 2000 and has not been reviewed in the light of changes in national planning legislation and policy.
- 5.20 The weight to be afforded to this has to be questioned bearing in mind the impacts on sunlight, daylight to, and outlook from windows that are considered acceptable by virtue of them being allowed through revisions to the GPDO subsequent to the Councils SPG.
- 5.19 Nevertheless looking at its provisions, the ground floor window to No 69 closest to the boundary with the application property is some 2.4 metres from the side wall of the proposed extension at its closest point..
- 5.20 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.
- 5.21 As previously noted the orientation of the corner of the first floor extension from a vertical line down the centre of the ground floor window is approximately WSW i.e it comfortably meets the guideline in respect of a 45 degree plane from the corner of the extension.
- 5.22 The extension does lie within a 45 degree plane drawn from the eaves of the proposed extension but that has to be judged in respect of the small 0.7 metre projection of the first floor beyond the rear wall of No 69.



- 5.23 However the SPG itself states that the guidance on natural light should be applied *sensibly and flexibly*.
- 5.24 I would respectfully suggest that very limited weight should be afforded to this 45 degree guideline as rear extensions allowed under the GPDO may often fall short of its requirements.
- 5.25 The GPDO now allows on terraced properties a 3 metre single storey rear extension of up to 4 metres in height. Extensions to many older terraced properties of this size would not meet the Councils 45 degree guidance in its SPG.
- 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 The side wall of the single storey extension being brought 0.22 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.

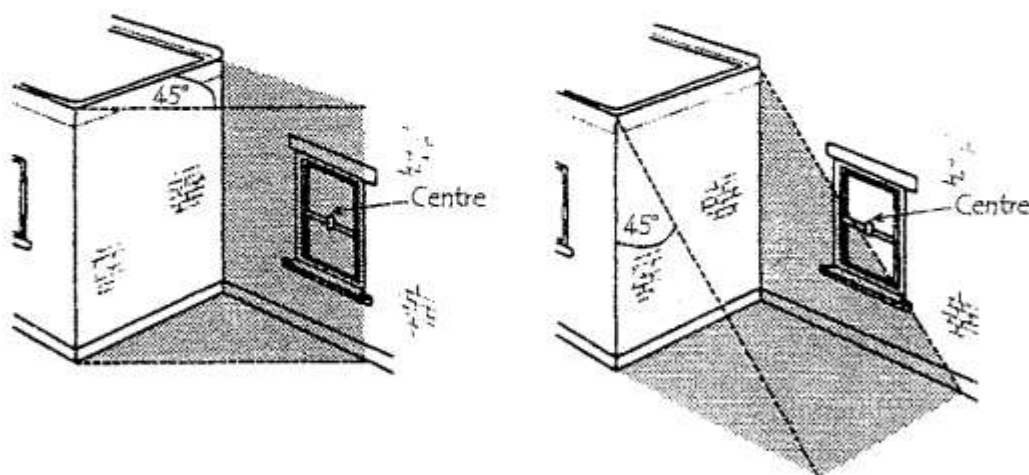
6.0 SUMMARY AND CONCLUSIONS

- 6.1 The application proposals will provide a much improved small home.
- 6.2 The applicants and architect have worked hard to come up with further revisions that fully address outstanding concerns, specifically the amenity enjoyed by the neighbouring property, No 69.
- 6.3 This submission has demonstrated that the proposals will not give rise to a loss of either light to or outlook from the rear windows of the neighbouring property, No 69 such as to justify planning permission being refused.
- 6.4 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.
- 6.5 Whilst elements of the proposal may not meet the full 45 degree guideline in the Councils extensions SPG, this is guidance not development plan policy. Moreover very limited weight can be afforded to it given that it was adopted 23 years ago, has not been subsequently reviewed and that rear extensions, routinely allowed under more recent iterations of the GPDO, would in many cases not achieve compliance with this particular element of its guidance. Moreover the guidance stresses that it should be applied *sensibly and flexibly*.

6.6 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.



Tim Bl

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

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. Dec 23

- 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.

An 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.