

18<sup>th</sup> July 2024

The Planning Department  
Ribble Valley Borough Council  
Council Offices  
Church Walk  
Clitheroe



Our ref: LJC278  
Your ref: -

**By email only**

Dear Sir/Madam,

**RETENTION OF SIDE EXTENSION WITH ASSOCIATED ALTERATIONS  
26 WHALLEY ROAD, LANGHO**

I am pleased to enclose a householder planning application, made on behalf of my client, Ms C Beckett, for the retention of an existing, single storey extension to the side of 26 Whalley Road, Langho.

The application has been made via the Planning Portal (ref - PP-13223656) and is supported by the following drawings:

- Location & Site Plan 709/1
- Existing Plans & Elevations 709/2
- Proposed Plans & Elevations 709/3

**Introduction & planning history**

This submission is made part retrospectively and seeks planning permission to retain an existing single storey extension to the side of the dwelling, but this revised scheme now also proposes further alterations.

Earlier this year an application (ref – 3/2024/0155) was made to convert the property to a small children's home, including the retention of the aforementioned side extension. The application as a whole was refused and with regard to the side extension, the officer's report states:

*"This is of flat roof design which is at odds with the design and appearance of the main dwelling...Furthermore, the application property occupies a visually prominent corner plot location with the unauthorised extension being clearly viewable in the public realm from both Whalley Road and Springdale Road therefore the unauthorised works carry a discernible visual impact.*

*Taking account of the above, it is considered that the unauthorised extension reads as an over dominant, unsympathetic and incongruous addition to the application property and existing street scene which in turn is considered harmful to the visual amenities of the area".*



The subsequent reason for refusal reads as follows:

*“The unauthorised single storey side extension, by virtue of its flat roof, scale, bulk and massing, is considered to be of poor design and reads as an unsympathetic and incongruous addition to the application property. Furthermore its prominent corner siting means that it is clearly visible in the street scene and is considered harmful to the visual amenities of the area. The proposed development would therefore fail to satisfy the requirements of Paragraphs 135 (C) and Policy DMG1 of the Ribble Valley Core Strategy”*

The applicant has considered the Council's position and now proposes to undertake further amendments to address the concerns raised during the previous submission.

The design changes will be discussed in greater detail below, however it is also worthy of note that an extension has previously been granted to this elevation in 2012 (ref – 3/2012/0034) as part of wider remodelling works at the property. As this consent has been partially implemented ( by way of the insertion of dormer windows) the remaining elements remain extant.

An excerpt from the approved plans is included below and this represents a material consideration in the determination of this new submission.

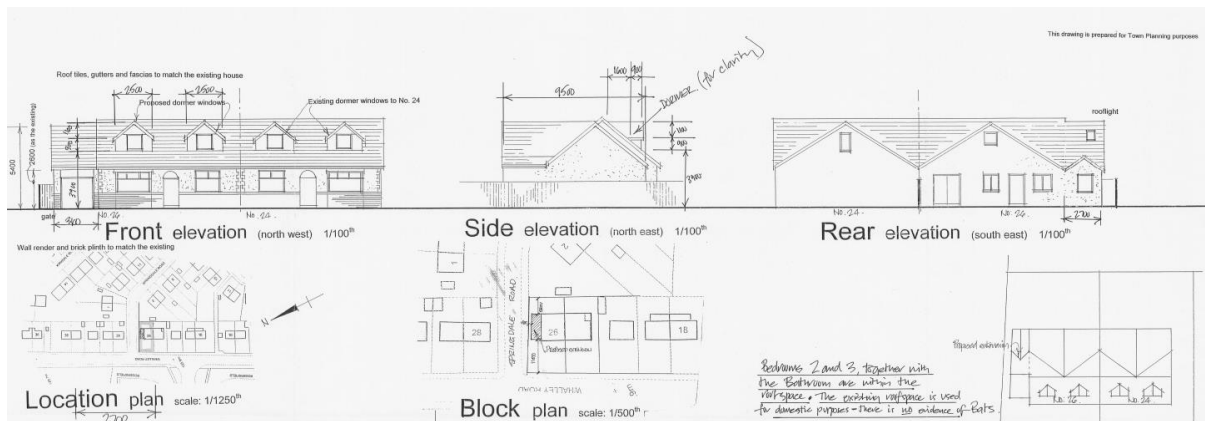
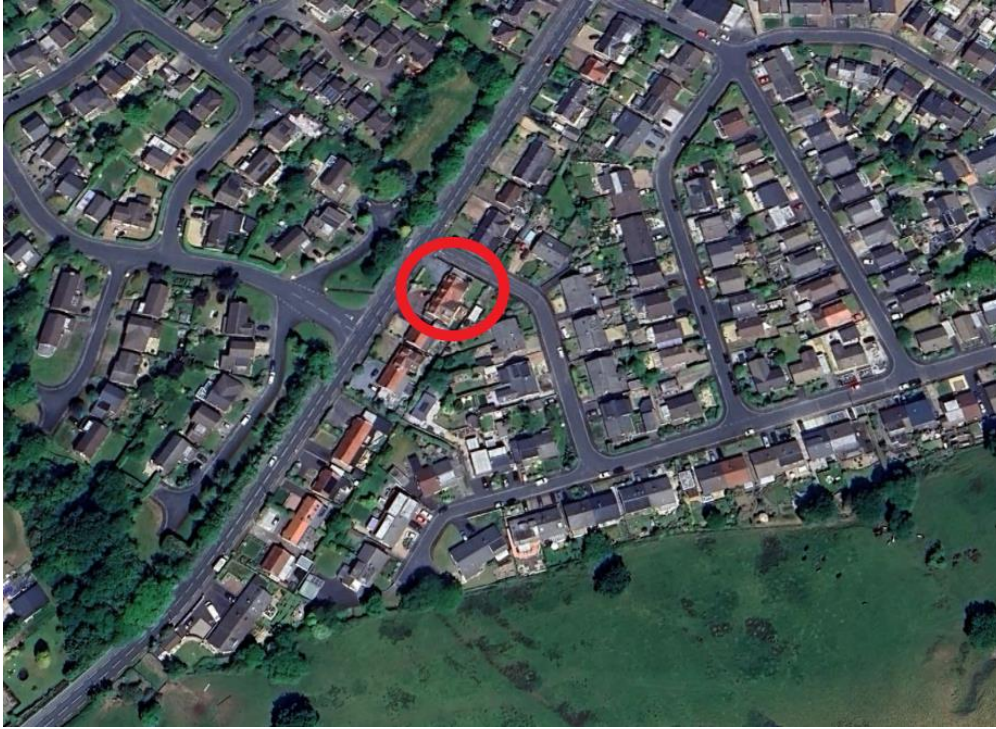


Figure 1 – drawings approved under 3/2012/0034

## Site description & proposals

The site comprises a semi-detached dormer bungalow, occupying a corner plot at the junction of Whalley Road and Springdale Road. This section of Whalley Road is predominantly residential in nature, though in close proximity to the range of services and facilities available in Langho.

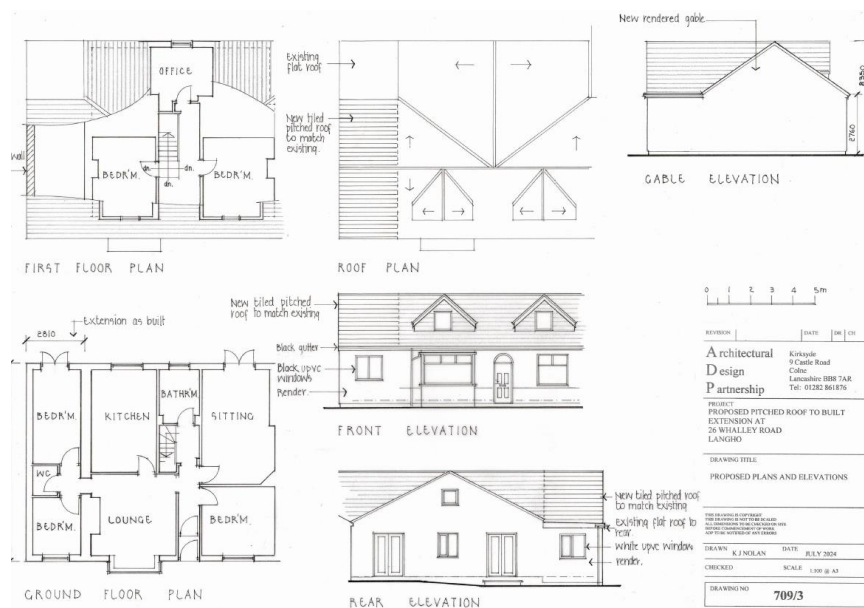
The property is bound by hedgerow to the frontage with timber fencing to the side, and benefits from off-street parking by way of an existing driveway. The proposals seek to undertake alterations to the existing drive, enlarging it to allow for improved parking provision and ease of movement to and from the highway.



**Figure 2 – site location**

As referenced above, it is sought to retain the side extension, however, to address concerns raised by the Council, a pitched roof is now proposed to more closely reflect the character of the host dwelling. Due to the roof configuration of the existing property, it is only possible to provide a pitch across some of this area, to avoid creating a convoluted arrangement in terms of appearance and drainage options.

Accordingly the majority of the roof will benefit from the new pitch, with a small area of flat roof remaining towards the rear. The proposed elevations and floor plans are included below for reference.



**Figure 3 – proposed elevations and floor plans**

## Policy context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires that application be determined in accordance with the plan, unless material considerations indicate otherwise.

The development plan in this instance comprises the Ribble Valley Core Strategy, adopted in December 2014. The site lies within the settlement boundary of Langho, as shown in the policy map excerpt below.

Accounting for this designation and the nature of the proposals, the following policy of the Core Strategy is primarily engaged:

- **Policy DMG1** sets out various criteria to be considered in assessing planning applications and requires new development to deliver a high standard of design, be sympathetic to existing land uses, acceptable in terms of highway safety and should not adversely affect the amenities of the area.

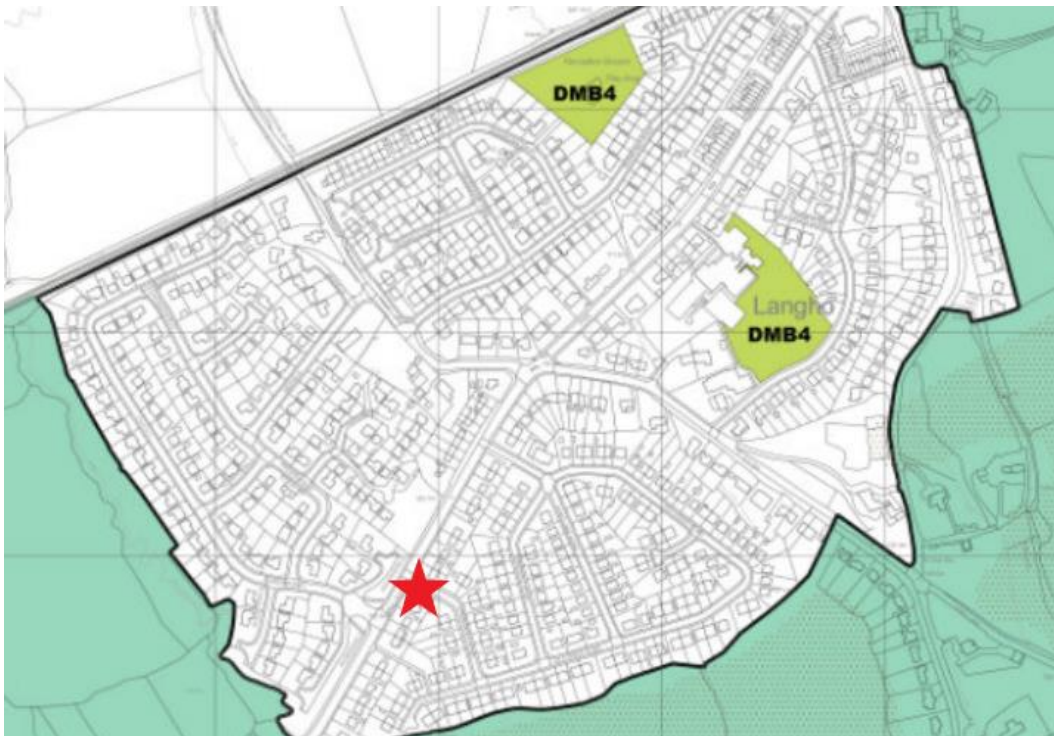


Figure 4 – HED DPD Proposals Map

## Appraisal

The proposed development seeks to provide a more traditional roofscape following the Council's refusal of the previous application on matters of appearance and street scene impact.

Whilst there are other flat roofed additions in the immediate vicinity, it is likely that they have been carried out via permitted development rights, an option not open to the property at no.26 due to its corner plot location.



The officer report and subsequent decision for the previous submission both make reference to the scale, bulk and massing of the addition alongside the flat roof, which is deemed to be unsympathetic.

It is, however, a material consideration and relevant fall-back position that the property benefits from an extant permission for an addition to this gable elevation which is not significantly different to that proposed in this new application.

The side extension approved in 2012 measured 9.5m by 3.1m, whereas the addition sought here measures 9.4m by 2.8m meaning that it is smaller in terms of footprint. Similarly, the proposed pitched roof is of a similar scale and massing to the earlier consent and cannot be said to be anomalous or dominant in this regard.

The decision for the Council to make is therefore primarily limited to whether the minor design changes between the previously approved scheme and the current proposals are sufficient to withhold planning permission. It will be demonstrated below that this is not the case and that the extension will have a largely neutral impact within the street scene.

The proposed design continues the line and height of the original dwelling, though a step and break within the frontage is provided by way of an existing bay window. The small section of flat roof to the rear is a necessity owing to the configuration of the host dwelling, but would not immediately draw the eye, whereas the pitched section would show clear assimilation with the host property.

Whilst it is not uncommon for side extensions to provide a set back from the principal elevation and a reduction in ridge height, this is generally required to achieve an element of subservience. The requirement for subservience must, however, be assessed on a case by case basis and it need not be applied to all developments. The most common requirement for such a reduction in scale is to avoid the potential for terracing between semi-detached dwellings, where such alterations could notably alter the character of an area.

There is no specific requirement for such an approach to design in the Core Strategy and as a corner plot, the need to avoid terracing is absent. There is also no overriding architectural requirement in this instance for the host dwelling to be clearly seen and read in the context of subsequent additions, as there might be for older, character properties.

This is a modest extension to a modestly sized property and the introduction of design features to address the Council's previous concerns now overcome this aspect of the recent refusal.

The creation of an enlarged driveway has no demonstrable visual impacts and results in improved off-street parking provision. As such there are no inherent highway safety issues associated with the proposals.

With regard to residential amenity, the level of separation to the nearest neighbours means that the scale of the extension would not be overbearing or result in any unacceptable loss of light. The position of the window openings is such that there would be no privacy loss for adjacent properties.

There are no other known constraints which would preclude the development from being delivered as proposed, accordingly this revised scheme is considered to be wholly compliant with the requirements of Policy DMG1.

## **Summary**

It has been demonstrated that the development is wholly compliant with the relevant, up to date policies of the Ribble Valley Core Strategy. Additionally, no material considerations have been identified which would warrant the withholding of planning permission.

Accordingly, the presumption in favour of sustainable development should be applied and permission should be granted without delay, in accordance with Policy DMG1 of the Core Strategy and paragraph 11 of the Framework.

If you require any further information to assist in your assessment of the proposals, please feel free to contact me.

Yours sincerely

**Lee Greenwood**

LJG Planning Consultancy