



JUDITH DOUGLAS TOWN PLANNING LIMITED

## 1 Cockleach Cottages, Chipping Road, Longridge. PR3 2NB



Proposed construction of single storey extension to side and rear and replacement sewage treatment plant.

Planning Statement JDTPL 535

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# **STATEMENT IN SUPPORT OF HOUSEHOLDER PLANNING APPLICATION FOR THE CONSTRUCTION OF SINGLE STOREY EXTENSION TO SIDE AND REAR, AND REPLACEMENT SEWAGE TREATMENT PLANT.**

## **1 INTRODUCTION**

- 1.1 This Planning Statement has been prepared by Judith Douglas Town Planning Ltd on behalf of the applicant for a single storey extension to the existing house and the replacement of the sewage treatment plant.
- 1.2 This Statement describes the application site, the proposed development and assesses its merits against the relevant up-to-date policies of the development plan, the National Planning Policy Framework and all other relevant material considerations.
- 1.3 It demonstrates that the proposed development is in accordance with the relevant policies of the adopted Ribble Valley Core Strategy (2014) and also accords with Government policy and guidance as detailed within the National Planning Policy Framework (2024).
- 1.4 The Statement should be read in conjunction with the accompanying information:
- 2091/1B Plans, elevations as existing.
  - 2091/4A Plans, elevations as proposed.
  - 2091/ 5 Existing and proposed site plan
  - Location plan 1:2500, Site plan 1:500
  - Bat Survey

## **2.0 THE APPLICATION SITE AND SURROUNDING AREA**

- 2.1 1 Cockleach Cottages is the southwestern half of a pair of semi-detached houses the northeastern half being 2 Cockleach Cottages. A date stone on the front elevation gives the date of construction as 1898. Cockleach Cottages are constructed out of random coursed stone with large regular dressed stone quoins, dressed stone jambs heads and cills. The roof is natural blue slate with deep overhanging eaves. The gutters are held on stone brackets. The accommodation comprises a lounge, dining room and kitchen on the ground floor and two bedrooms and a bathroom at first floor.

- 2.2 The original footprint of the dwellings was a 'T' shape. The front elevation facing Chipping Road has a gabled roof and linked hipped roof bay windows on the ground floor. Set back to the side of each property is a projecting gable. At the rear is a central gable. Within the gardens is a detached stone outbuilding and at the rear there is a prefabricated detached garage in the garden with a crushed stone drive leading up to it. Immediately behind the cottage is an area of natural stone flags. The single entrance door is in the rear elevation. See photograph 1.



1 Rear elevation Cockleach Cottages.

- 2.3 The adjoining house 2 Cockleach Cottages has had a two-storey extension added to the rear and a porch on the side elevation which has a hipped roof. The porch is set back only slightly from the front elevation. This property has a stone fronted detached double garage and a larger portal frame outbuilding in the rear garden. Cockleach Cottages are separated from Chipping Road by a front garden with shrubs and the boundary to the road is marked by a low clipped hedge and stone walls. The houses have generous long gardens to the rear. The garden to 1 Cockleach Cottage is separated from the field by a mature hedge. There is a pavement along Chipping Road in front of Cockleach Cottages.





2 Cockleach Cottages bay window and porch with hipped roofs and detached garage and outbuilding in the rear garden



3 Rear of 2 Cockleach Cottages showing the two-storey extension and detached double garage.



3 Looking from the garden of 1 Cockleach Cottages towards the large outbuilding within the rear garden of 2 Cockleach Cottages.

2.4 The area around the site is characterised by fields bordered by hedges and trees and scattered two storey houses and farms close to the road. On the opposite side of Chipping Road is Higher Cockleach a substantial two storey stone dwelling with detached garages and a large outbuilding. The cluster of dwellings around the Derby Arms to the north east include houses constructed out of stone and others in painted render.

2.5 The site is outside the Area of Outstanding Natural Beauty (National Landscape). There are no public footpaths on or close to the site. The nearest public footpath is along Lords Lane an unadopted road to the northeast. The site is in flood zone 1 on the GOV.UK Flood Map for Planning and area least likely to flood.

### 3.0 SITE HISTORY

3.1 1 Cockleach Cottages. Application 3/2024/0815 Proposed demolition of detached garage and construction of two storey and single-storey extensions to side and rear, incorporating front dormer, including new, integral double garage and replacement sewage treatment plant, was refused planning permission on the 13<sup>th</sup> November 2024.



- 3.2 The previous application for a two-storey extension and integral garage was refused permission for the following reason:

*“The proposed extension, due to its size, scale, design and use of materials constitute overdevelopment of the site and would result in the introduction of an unsympathetic, incongruous and discordant form of development that would be of significant detriment to the visual amenities of the application property, the pair of semi-detached properties and wider Open Countryside, contrary to Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and paragraph 135 of the National Planning Policy Framework.”*

- 3.3 Three applications are recorded at the adjoining 2 Cockleach Cottages.
- 3/2024/0903 Proposed removal of boundary wall and toilet. Construction of single storey extension to rear. Registered not determined.
- 3/2014/1107 Proposed front porch approved 23.01.2015
- 3/1998/0458 Vehicle storage building approved 14/09/1998

#### **4.0 THE PROPOSED DEVELOPMENT**

- 4.1 The proposed development is for the erection of a single storey side and rear extension. The current dwelling only has one entrance door at the rear of the property which opens directly into the dining room. This arrangement causes the applicants concerns about means of escape in the event of a fire. The applicants have elderly parents in their 80s who regularly visit and stay over. The proposed extension provides a ground floor bedroom and a ground floor w.c. the benefits for their elderly parents would be tremendous.
- 4.2 The proposed extension would extend approximately 3.75m from the existing kitchen and 5.6m from the existing lounge. The main front wall of the extension will be set back from the front corner of the lounge (excluding the bay widow) by 2.85m. A modest porch 1.9m wide is proposed with the entrance door facing to the side. The porch is set back from the front elevation by 600mm similar to the porch at 2 Cockleach Cottages.
- 4.3 The extension to the rear is set away from the joint boundary by about 4.9m. The proposed extension will provide an entrance porch, downstairs WC, bedroom with en-suite shower room, kitchen dining area and utility. The extension will be set in a minimum of 6.8m for the site boundary at its nearest point and the overall depth of the extension excluding the porch is 10.75m. The extension projects 4.275m from the existing rear elevation of the house.

- 4.4 The extension has a hipped pitched roof. A lower hipped roof is proposed over the porch. The roof has been carefully designed to emphasise the 35-degree angle of gable on the front of the house and not to compete with the two-storey side gable see NW elevation proposed. Similar consideration has been given to the rear SW elevation where the extension roof echoes the rear gable and does not compete with the side gable. See figure 1. The design of the porch mirrors the appearance of the neighbours' porch.

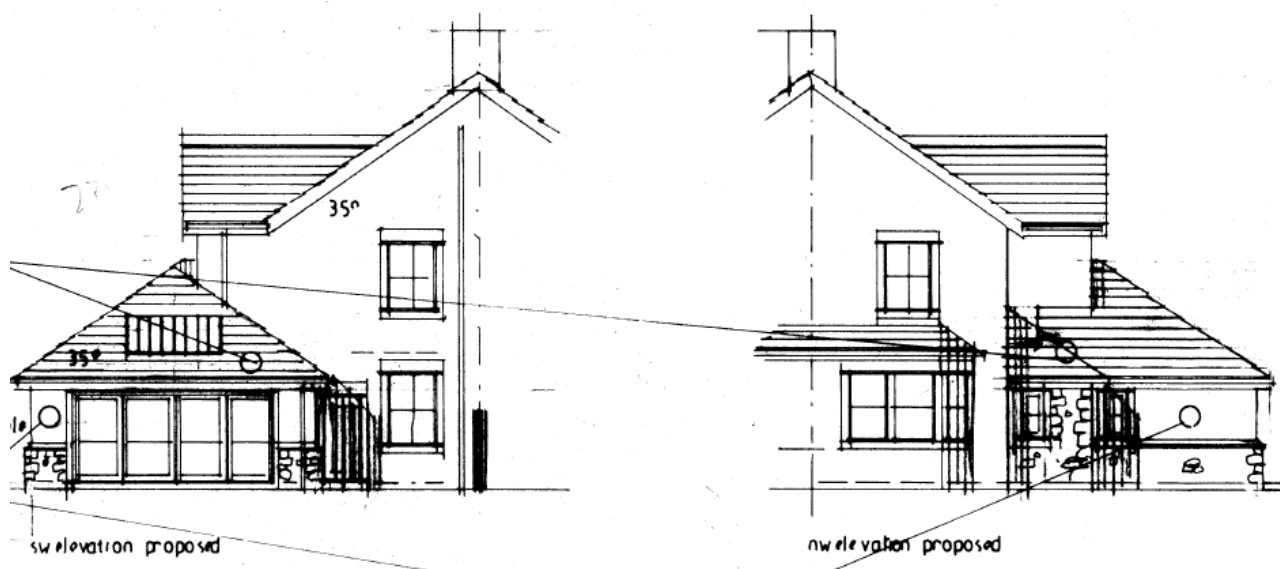


Figure 1.

- 4.5 The proposed materials are stone for the porch and stone and render on all elevations. The roof is proposed is blue slate to match the existing. Grey powder coated aluminium window frames are proposed and glass roof panels. The entrance doors are proposed in grey composite upvc. The driveway and hardstanding will be in a permeable finish. The stone flags at the rear are retained and the new flagged area will match the existing.
- 4.6 The alterations will increase the number of bedrooms from two to three. Two car parking spaces are provided at the side of the extension and a turning area is provided.

## 5.0 DEVELOPMENT PLAN POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 refers to the development plan as a whole and requires planning applications to be determined in accordance with the plan unless material considerations indicate otherwise. In this case the relevant parts of the development plan comprise the Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (2024).

- 5.2 The following policies of the Ribble Valley Core Strategy (the Core Strategy) are relevant to the determination of this application:
- Key Statement DS1: Development Strategy
  - Key Statement DS2: Presumption in favour of Sustainable Development
  - Policy DMG1: General Considerations
  - Policy DMG2: Strategic Considerations
  - Policy DMG3: Transport and mobility
  - Policy DME3: Site and Species Protection and Conservation
  - Policy DME1: Protecting trees and woodlands
  - Policy DMH5: Residential and Curtilage Extensions.
- 5.3 The National Planning Policy Framework (2024) ('the Framework') sets out the Government's planning policies for England and how they should be applied. It requires local planning authorities to apply a presumption in favour of sustainable development which means, as paragraph 11c explains, that development which accords with an up-to-date development plan should be approved without delay.
- 5.4 In determining planning applications, paragraph 39 of the Framework expects local planning authorities to approach decisions in a positive and creative way. They should work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

## 6 PLANNING POLICY AND EVALUATION

- 6.1 The main matters for consideration in this application are -
- Principle of development
  - Residential amenity
  - Visual amenity
  - Parking
  - Protected Species

### Principle of Development

- 6.2 The application proposal does not conflict with the spatial vision of the Core Strategy contained in Key Statements DS1, DS2 and Policy DMG2. The main policies relevant to this application are DMG1: General Considerations and DMH5: Residential and curtilage extensions. Policy DMH5 requires that proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located. Policy DMG1 requires all development amongst other matters to display a high standard of design, be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well



as scale, massing, style, features and building materials. The development must consider the density, layout and relationship between buildings, visual appearance and relationship to the surroundings, including impact upon landscape as well as the effects of development on existing amenities.

#### Residential Amenity

- 6.3 The submitted proposed south east elevation and ground floor plan shows the rear extension is set away from the joint boundary by about 4.9m. The rear extension projects 4.275m to the rear with a hipped pitched roof which reduces in height from 5.05m to an eaves height of 2.1m. There is sufficient distance between the proposed rear extension and the neighbouring property not to cause a loss of light or create an overbearing effect on the neighbours ground floor rear window. There are no windows in the extension facing the joint boundary with 2 Cockleach Cottage. The proposal is compliant with policy DMG1 in respect of residential amenity.

#### Visual amenity

- 6.4 When viewed from Chipping Road the main feature of 1 and 2 Cockleach Cottages is the projecting gable at the front of the houses. See photograph on page 1. The highest point of the houses being the ridge which runs perpendicular to the road along the joint boundary and has front and rear chimney stacks. The two storey wings are set back from this gable and have a lower ridge height. The neighbours' porch and the garages at both properties are at single storey level. The garages are set to the side of the frontages and are visible from the road.
- 6.5 The proposed extensions have been designed to emphasise the gable features on the house strongly reflecting the 35-degree pitched roof. The single storey height ensures that the extension is subordinate to the main dwelling and is of a size and scale which is sympathetic to the existing building. The main extension is set back from the front elevation. It will appear subservient when viewed from Chipping Road. The extension has a simple roof form which compliments rather than competes with the design features of the host dwelling. The extension is unlikely to be readily visible from 'Lords Lane'.
- 6.6 The side and rear elevations of the existing house are not particularly prominent from wider viewpoints in the landscape being screened by trees within the garden and the high mature hedge along Chipping Road. The extension will be seen against the existing substantial side elevation of the house and the large outbuilding at 2 Cockleach Cottages. See photograph 4. Any views of the extension from Lord's Lane will be seen in the context of the existing two storey extension at 2 Cockleach Cottage and the large vehicle storage building in the rear garden. See photograph 5. The hedges had recently been trimmed when these photographs

were taken. The hedge at the lower end of Lord Lane close to the pumping station had been trimmed. Beyond this point the hedges along Lords Lane completely screened the site.

6.7 The dominant feature in the side southwestern elevation will remain the imposing ridgeline of the main roof with chimneys and the side gable. The use of stone and render is not uncommon on the side and rear elevations of rural dwellings in this area. The existing two storey extension at the adjoining house is finished in pebble dash. When viewed from the rear, the extension will read as subordinate to the main dwelling by being lower in height than the main dwelling. The proposal includes the retention of the existing prefabricated concrete sectional garage which is finished in pebble dash and a corrugated cement sheet roof.



4 View from Chipping Road towards 1 Cockleach Cottages with high roadside hedge and neighbours' outbuildings visible.



5 View from Lord's Lane towards 2 Cockleach Cottages. The neighbours' extension, garage and large outbuilding will screen the proposed development.

- 6.8 The previous application for a two-storey extension was refused permission due to its size, scale, design and use of materials. This application has considerably reduced the size of the extension by reducing it to single storey and by reducing the footprint of the extension. The proposed extension has a similar footprint to the existing house but is set back from the front elevation. The house has a substantial garden such that the proposed extension does not represent an overdevelopment of the site. The issue in relation to materials appeared to be a concern regarding a mismatch between the existing windows frames in the house and the proposed extension. The windows in the house have recently been replaced and the windows and doors in the proposed extension are to match these.
- 6.9 The single storey extension is subordinate to the host dwelling and this pair of semi-detached dwellings. As such it does not unbalance the pair of houses. The main dwelling remains readily identifiable. The application site is outside the National Landscape and within the open countryside. The Council has no specific design guidance on extensions to dwellings so each application should be treated on its own merits.



6.10 Overall the extension respects the architectural character of the building through the use of matching materials and roof pitches. The form of the extension is subordinate to the main dwelling. The extension will not appear out of place or unduly prominent in the landscape. The proposal conforms to the requirement of policy DMG1, DMG2 and DMH5 in terms of its visual amenity.

#### Parking

6.11 The Lancashire County Council parking standards requires 2 car parking spaces for a 2- or 3-bedroom dwelling and 3 parking spaces for a dwelling with four or more bedrooms. The proposal provides two parking spaces and a turning area. The existing garge is retained and can be used for the storage of cycles. The proposal complies with the car parking standards and Policy DMG1.

#### Other matters

6.12 A bat survey of the house and garage was carried out in August 2024. The Preliminary Bat Roost Assessment concluded that the dwelling is considered to offer negligible bat roost suitability, and no further survey work or mitigation is required at this time. The proposal complies with the requirements of policy DME3: Site and Species Protection and Conservation.

6.13 A new Diamond DMS3 sewage treatment plant is to be provided. The outflow will connect into the existing drainage system.

## **7 CONCLUSION**

7.1 This Planning Statement has been prepared on behalf of the applicant for single storey extensions to the existing house. It has demonstrated that the proposal is compliant with the adopted Ribble Valley Core Strategy in relation to residential amenity, and visual amenity. In the light of all the issues detailed within this Statement, the presumption in favour of sustainable development should be applied and the application supported.