

## Planning Support Statement

Proposal: Application for a Certificate of Lawful Proposed Development for alterations and extensions to provide a single storey rear extension and roof additions and alterations. Proposals include hip to gable extension and a dormer window to the rear. Also proposed are two velux type rooflights to the front roof slope and a window to the side gable.

Site Address: 10 Highfield Drive, Longridge, PR3 3SN

April 2025



**PLAN:8 TOWN PLANNING LTD**

Prepared By Simon Plowman MA MRTPI

07792784924

[simon@plan8townplanning.co.uk](mailto:simon@plan8townplanning.co.uk)

REGISTERED IN ENGLAND COMPANY NO. 06279898

M10 , MAXRON HOUSE, GREEN LANE, ROMILEY, STOCKPORT, SK6 3JQ

Application for a Certificate of Lawful Proposed Development for alterations and roof additions to a dwellinghouse. We consider the proposal complies with Part 1, Class A and B of the Town and Country Planning (General Permitted Development) Order 2015 as amended.

The site is a semi-detached bungalow which sits on the southern side of Highfield Drive within the town of Longridge. The roof level of the property is as originally built. The subject property, and its pair, were built as part of a development along Highfield Drive of semi-detached bungalows, many of which have been significantly altered. For the purposes of the Planning Act the house was built after 1948 and has had one addition which is a single storey lightweight sunroom to the rear elevation which is attached to a small single storey outrigger. This sunroom and small outrigger, as shown on Monks Architectural Plans, will be removed as part of the current proposals before the single storey rear extension and roof alterations are built. The image below shows the subject property circled in red.



The image above shows some of the alterations at roof level that have happened to other properties along Highfield Drive.

**The intended works involve:**

- **Removal of sun room and single storey outrigger, as noted on Monks Architectural Plans in dashed lines. Following this the proposal will then involve:**
  - **Proposed single storey rear extension following removal of lightweight sunroom. Alterations of windows to side gable at ground floor.**
  - **Proposed roof level alteration and additions to include a hip to gable alteration, rear facing flat roof dormer, two velux style rooflights to the front facing roof slope and a window to the side gable at first floor.**

Plan:8 Town Planning Ltd Suite 10 Maxxon House, Green Lane, Stockport, SK6 3JQ	Registered in England Company No. 06279898 VAT number: 311692226	Plan:8 Town Planning Ltd www.plan8townplanning.co.uk info@plan8townplanning.co.uk Tel: 07792784924
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The site is not within a Conservation Area and not within a National Park or any other Article 2(3) designated land. There are no published previous conditions restricting permitted development rights to extend the house. There are no published Article IV directions restricting permitted development. The property retains permitted development rights for extensions under Part 1, Class A and B of the Town and Country Planning (General Permitted Development) Order 2015 as amended (GPDO).

The application is accompanied by plans prepared by Monks Architectural Design which clearly show the dimensions of the proposed roof alterations and alterations to the existing house. The submitted plan numbers are:

- JM-0329/001 Location Plan
- JM-0329/002 Existing Site Plan
- JM-0329/003 Existing Floor Plans & Elevations
- JM-0329/004 Proposed Site Plan
- JM-0329/005 Proposed Floor Plans & Elevations

Reviewing the above Monks Architectural Design Plans it is possible to assess the proposal's compliance with the quantitative provisions of Class A (extensions) and B (roof additions), of Part 1 of Schedule 2 to the GPDO. The ground floor alterations are to be assessed against Class A; the roof level works against class B.

The following table demonstrates that the development complies with the criteria within Class A.

<b>Criteria of Class A</b>	<b>Response</b>
A.1 Development is not permitted by Class A if—	
(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use));	Not applicable. The property was built in the latter half of C20.
(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the	The alterations do result in a change to the area of curtilage, however the area of curtilage covered by buildings does not exceed 50% of the curtilage.

original dwellinghouse);	
(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;	The extension at ground floor level does not change the height of the property.
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;	The alterations at ground level do not alter the eaves.
(e) the enlarged part of the dwellinghouse would extend beyond a wall which— (i) forms the principal elevation of the original dwellinghouse; or (ii) fronts a highway and forms a side elevation of the original dwellinghouse;	The proposal involves an extension at ground level as such this part is not applicable.
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	The proposed extension involves a 3 metre deep single storey rear extension. The extension is not more than 4 metres in height. The proposal is not in breach of this part.
(g) until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and— (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or (ii) exceed 4 metres in height;	The proposal involves a 3 metre deep rear extension at ground level as such this part is not applicable.

<p>(h) the enlarged part of the dwellinghouse would have more than a single storey and—</p> <p>(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or</p> <p>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse</p>	<p>The proposal involves alterations at ground level as such this part is not applicable.</p>
<p>(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;</p>	<p>The proposed rear extension is within 2 metres of the boundary but the eaves are less than 3 metres in height. The proposal is not in conflict with this part.</p>
<p>(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—</p> <p>(i) exceed 4 metres in height,</p> <p>(ii) have more than a single storey, or</p> <p>(iii) have a width greater than half the width of the original dwellinghouse; or</p> <p>(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);</p>	<p>The proposal does not involve a side extension as the sunroom and original small outrigger will first be removed; as such the proposal is a single storey rear extension only and not a side extension. The proposal is not in conflict with this part.</p>
<p>(k) it would consist of or include—</p> <p>(i) the construction or provision of a veranda, balcony or raised platform,</p> <p>(ii) the installation, alteration or replacement of a microwave antenna,</p> <p>(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or</p> <p>(iv) an alteration to any part of the</p>	<p>The proposed changes are alterations which do not impact the roof, as such this part is not applicable.</p>

roof of the dwellinghouse.	
<p>A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—</p> <p>(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;</p> <p>(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or</p> <p>(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.</p> <p>(d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).</p>	<p>The site is not within Article 2(3) land, as such this part is not applicable.</p>
<p>A.3 Development is permitted by Class A subject to the following conditions—</p> <p>(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;</p> <p>(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—</p> <p>(i) obscure-glazed, and</p> <p>(ii) non-opening unless the parts of</p>	<p>The proposed materials are to match the parent building. The window frames will be of similar appearance to the parent dwelling.</p> <p>The new external finish will be in brick to match the parent dwelling.</p> <p>The alterations under Class A are at ground level.</p>

<p>the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and</p> <p>(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse</p>	
	<p><b>The proposed alterations comply with the criteria listed under Class A of the GPDO.</b></p>

The following table demonstrates the proposed roof alteration complies with the criteria within Class B.

<p><b>Permitted development :</b>  <b>B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.</b></p>	
<p><b>Criteria of Class B</b>  B.1 Development is not permitted by Class E if—</p>	<p><b>Response</b></p>
<p>(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);</p>	<p>Not applicable.</p> <p>The property was built in the later half of the C20 not under any of the Change of Use Classes, as such criteria a) does not apply.</p>
<p>(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;</p>	<p>The proposal is not higher than the highest part of the roof. This is demonstrated within plans provided by Monks Architectural Design.</p>
<p>(c) any part of the dwellinghouse</p>	<p>The proposed dormer addition does</p>

<p>Plan:8 Town Planning Ltd  Suite 10 Maxron House, Green Lane,  Stockport, SK6 3JQ</p>	<p>Registered in England Company No.  06279898  VAT number: 311692226</p>	<p>Plan:8 Town Planning Ltd  www.plan8townplanning.co.uk  info@plan8townplanning.co.uk  Tel: 07792784924</p>
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would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;	not front a highway and is not situated above a principal elevation.
(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than— (i) 40 cubic metres in the case of a terrace house, or (ii) 50 cubic metres in any other case;	The dormer addition is not more than 50m <sup>3</sup> as evidenced in the volume calculations provided by Monks Architectural Design.
(e) it would consist of or include— (i) the construction or provision of a verandah, balcony or raised platform, or (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe	Not applicable
(f) the dwellinghouse is on article 2(3) land	It is not article 2(3) land
(g) g) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses)	Not applicable
(h) (h) the existing dwellinghouse has been enlarged in reliance on the permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)	Not applicable
Development is permitted by Class B subject to the following conditions—	
(a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	The materials will match the parent house in terms of appearance. The hip to gable side elevation is to be finished in matching brick to the main dwelling. The dormer roof is to be hung in roof tiles that match the



	original roof. In addition, the proposed dormer is to be finished in tiles that match the original roof. Rear facing windows will be in frames that match the original dwelling as shown on the submitted plans.	
<p>(b) the enlargement must be constructed so that—</p> <p>(i) <b>other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the</b> roof of a rear or side extension—</p> <p>(aa) the eaves of the original roof are maintained or reinstated; and</p> <p>(bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and</p> <p>(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and</p>	<p>(aa) - The eaves are maintained aside from the hip to gable part</p> <p>(bb) – The dormer addition is not less than 0.2 metres from the eaves</p> <p>ii - no part of the enlargement, other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, extends beyond the outside face of any external wall of the original dwellinghouse</p> <p>The Government Publication ‘Permitted development rights for householders Technical Guidance’ of September 2019 explains this in detail on page 36: <i>“The enlarged part of the roof must not extend beyond the outer face of any wall of the original house if it is to qualify as permitted development, unless it joins the original roof to the roof of a rear or side extension. An interpretative provision at paragraph B.4 of Class B clarifies that for these purposes any roof tiles, guttering,</i></p>	
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	<i>fascias, barge boards or other minor roof details which overhang the outer face of the wall should not to be considered part of the roof enlargement. The enlarged part of the roof may join the original roof to the roof of a rear or side extension (generally referred to as an ‘L-shaped dormer’ on a main roof and ‘outrigger’ or ‘back addition’ roof), whether the part of the house being extended forms part of the original house or is an enlargement, or the shape or level of the pitch of the roofs are different in relation to each other.”</i>
(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be— (i) obscure-glazed, and (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.	A window is to be installed the hip to gable elevation at first floor level, however this window is to be obscure glazed and non-opening up to and including 1.7 metres above internal finished floor level.
	<b>The proposed dormer addition complies with the criteria listed under Class B of the GPDO</b>

Section 57 of The Town and Country Planning Act, 1990 requires that development requires planning permission. Section 58, inter alia, allows for the grant of planning permission through an application (S58(1)(b) or more pertinently to this situation by a “development order” (S58(1)(a).

Section 59 provides for the Secretary of State to grant planning permission through a development order. The development order in relation to this proposal is The Town and Country Planning (General Permitted Development) Order 2015 as amended. The development proposed has already been granted planning permission under Class A and B of the Order. The development proposed does not require express planning permission – it has already been granted by the clear intent and wish of Parliament.

The applicant has applied for a certificate of lawful development and wishes the Local Planning Authority to issue that Certificate.

Prepared for Anthony Slater by Simon Plowman MA MRTPI on behalf of Plan:8  
Town Planning Ltd