

Planning Support Statement

Proposal: Application for planning permission for proposed alteration to roof design of single storey rear extension

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

September 2025



PLAN:8 TOWN PLANNING LTD

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Supporting Planning Statement

Proposed alteration to roof design of single storey rear extension 10 Highfield Drive, Longridge, PR3 3SN

Summary

This application seeks planning permission for an alteration to the roof design of a single storey rear extension at 10 Highfield Drive, Longridge. The proposal represents a design improvement to the scheme that was confirmed as lawful development under Certificate 3/2025/0347, changing from a flat roof design to an attractive pitched roof with feature glazed gable and rooflights. Crucially, the floor area, projection, and overall footprint remain identical to the approved scheme, with the modification limited solely to the roof design. The proposal delivers enhanced design quality while maintaining full compliance with planning policy and preserving the established lawful fallback position.

The Site

The application property is a semi-detached bungalow located on Highfield Drive within the defined settlement boundary of Longridge. The property exhibits the characteristic form of houses built in the mid-20th century, with an existing hip roof design that has been subject to previous alterations including a rear dormer extension.

The surrounding area is characterised by similar semi-detached properties, many of which have been extended and altered over the years to meet changing family needs. The location plan shows the property sits within a well-established residential street environment where house extensions are a common and accepted feature of the streetscape.

The site benefits from no special designations or constraints beyond its location within the Longridge settlement boundary.

Planning History

The planning history of this site provides crucial context and establishes important material considerations for this application.

Certificate of Lawful Proposed Development 3/2025/0347 (Approved 24 June 2025)

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A Certificate of Lawful Proposed Development was approved by Ribble Valley Borough Council confirming that the following works constitute permitted development under Schedule 2 Part 1 Class A, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015:

- Single-storey rear extension (3 metres projection with flat roof)
- Hip to gable extension
- Rear dormer window to the rear roof slope
- Two velux windows to the front roof slope
- Window to the side (gable) elevation

The Certificate confirms a total scheme providing substantial additional accommodation through both ground floor and roof space extensions. This Certificate remains valid and provides a lawful fallback position that could be implemented without requiring planning permission.

Current Proposal

The current application seeks planning permission solely for an alteration to the roof design of the single storey rear extension element of the approved Certificate scheme. All other elements (hip to gable, rear dormer, front rooflights, side window) remain as approved under the Certificate and are not part of this application.

The modification proposed involves:

- Changing from flat roof to pitched roof design
- Incorporation of attractive feature glazed gable end
- Addition of rooflights within the pitched roof slopes
- Retention of identical 3m projection and floor area

The Proposal

This application seeks planning permission for design modifications to the single storey rear extension that was confirmed as lawful under Certificate 3/2025/0347. The proposal involves:

Roof Design Change: Alteration from the approved flat roof design to a pitched roof incorporating:

- Lean-to pitched roof form with plain tiles to match existing
- Feature glazed gable end providing attractive architectural detail
- Rooflights within the roof slopes for natural lighting
- Matching materials throughout to ensure visual integration

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No Change to Floor Area: The footprint, projection (3m), and internal floor area remain identical to the approved Certificate scheme. The modification is purely to the roof design above the same building envelope.

Design Integration: The pitched roof design creates better visual integration with the main dwelling and provides an enhanced architectural solution compared to the flat roof alternative.

Relevant Planning Policies

The main policies relevant to this application include:

Ribble Valley Core Strategy (2012):

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (2024):

- Chapter 12: Achieving Well-Designed Places

Planning Assessment

Principle of Development

The principle of extending this property with a single storey rear extension has been firmly established through the grant of Certificate 3/2025/0347. Ribble Valley Borough Council has confirmed that a 3m single storey rear extension at this location constitutes permitted development and is therefore acceptable in principle.

This application does not seek to increase the scale, projection, or floor area beyond what has been confirmed as lawful. The proposal represents a design refinement that delivers superior architectural outcomes while working within the established building envelope.

Design and Visual Impact

The proposed roof design modification represents a significant improvement in design quality compared to the approved flat roof alternative. The design benefits include:

Enhanced Integration: The pitched roof design creates better visual harmony with the existing dwelling's pitched roof form, avoiding the potential visual disconnect that can occur with flat roof extensions.

Architectural Interest: The feature glazed gable end provides attractive architectural detail and visual interest, creating a more sophisticated design solution than a simple flat roof extension.

Material Harmony: The use of matching plain tiles ensures visual integration with the existing dwelling, maintaining the coherent appearance of the property.

Contextual Appropriateness: Pitched roof extensions are well-established within the Longridge area, as evidenced by the recent approval at 15 Highfield Drive (3/2024/0722) where a pitched roof two-storey extension was considered acceptable.

The rear location of the extension ensures limited visibility from the public realm, with the enhanced design quality primarily benefiting the applicant's enjoyment of their property and rear garden outlook.

Residential Amenity

The proposal maintains identical impacts on residential amenity compared to the approved Certificate scheme:

No Increase in Scale: The building envelope remains unchanged, ensuring no additional overshadowing, loss of outlook, or overbearing impact beyond what is already established as acceptable.

Window Positions: The proposed rooflights and glazed gable face the applicant's own rear garden and the open playing field beyond, ensuring no overlooking of neighbouring properties.

Separation Distances: The 3m projection maintains appropriate relationships with neighbouring boundaries, consistent with the approved scheme.

Privacy Protection: No habitable room windows are proposed that would create new opportunities for overlooking or loss of privacy to neighbouring properties.

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Policy Compliance

Policy DMH5 (Residential and Curtilage Extensions) requires extensions to be well-designed and appropriate to their setting while protecting residential amenity. This proposal fully satisfies these requirements:

- **Design Quality:** The pitched roof design represents superior architectural quality compared to the flat roof alternative
- **Setting Appropriateness:** The design respects the character of the host dwelling and surrounding area
- **Amenity Protection:** Identical impacts to the approved scheme ensure continued protection of neighbouring amenity

Policy DMG1 (General Considerations) emphasises high standards of design and layout. The proposed design modification achieves enhanced visual integration and architectural quality, fully satisfying this policy requirement. The recent officer's assessment at 15 Highfield Drive (3/2024/0722) provides valuable guidance on Ribble Valley's approach to residential extensions. The officer noted that pitched roof extensions "would not appear an incongruous or over dominant addition to the existing built form" and that matching materials ensure "visual integration." This assessment directly supports the current proposal's design approach.

Material Considerations

Established Lawful Fallback Position

A highly significant material consideration is the lawful fallback position established by Certificate 3/2025/0347. This provides a robust fallback that could be implemented regardless of the outcome of this application. Legal Weight of Fallback Position: Established case law confirms that fallback positions carry substantial material weight in planning decisions. In *Zurich Assurance Ltd v North Lincolnshire Council* [2012] EWHC 3708 (Admin), the court confirmed that fallback positions need only represent "more than a merely theoretical prospect" to constitute material considerations. In this case, the fallback position significantly exceeds this threshold:

- The Certificate is valid, current, and implementable
- No further approvals or consents are required
- The applicant has confirmed intention to implement if planning permission is refused
- A flat roof extension of identical scale and projection can proceed without planning permission

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Design Benefits of Current Proposal: The current proposal offers superior design outcomes compared to implementing the permitted development fallback:

- **Better Integration:** Pitched roof creates visual harmony with existing dwelling
- **Enhanced Architecture:** Feature glazed gable provides attractive design detail
- **Coordinated Approach:** Single planning application ensures comprehensive design consideration
- **Material Quality:** Matching materials throughout ensure visual coherence

Local Precedent

The recent approval at 15 Highfield Drive (3/2024/0722) provides directly relevant local precedent. The officer's report noted that extensions with pitched roofs and matching materials "would not appear an incongruous or over dominant addition" and achieve appropriate "visual integration." This precedent demonstrates Ribble Valley's support for well-designed pitched roof extensions on Highfield Drive, providing strong policy support for the current proposal.

Design Enhancement

The proposal represents a design enhancement compared to the approved scheme:

- **Architectural Quality:** Pitched roof provides superior visual integration
- **Natural Lighting:** Rooflights and glazed gable improve internal environment
- **Visual Interest:** Feature glazing creates attractive architectural detail
- **Contextual Sensitivity:** Design responds appropriately to existing dwelling character

Conclusion

This application presents a well-considered design modification that enhances the architectural quality of an already-approved extension scheme. The proposal maintains the identical floor area, projection, and overall scale while delivering superior design outcomes through the substitution of a pitched roof for the approved flat roof design.

Key factors supporting approval:

- **Established Principle:** Single storey rear extension confirmed as lawful under Certificate 3/2025/0347
- **No Increase in Impact:** Identical building envelope ensures no additional amenity impacts

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- **Design Enhancement:** Pitched roof design provides superior visual integration and architectural quality
- **Policy Compliance:** Full compliance with Policy DMH5 and DMG1 requirements
- **Local Precedent:** Recent approval at 15 Highfield Drive demonstrates Council support for pitched roof extensions
- **Strong Fallback Position:** Lawful alternative remains available if planning permission refused
- **Material Benefits:** Proposal delivers better design outcomes than permitted development alternative

The scheme represents design evolution that builds upon the established planning position while delivering enhanced architectural outcomes. The proposal respects the character of the host dwelling and surrounding area while providing improved family accommodation through superior design.

The applicant has demonstrated a commitment to high-quality design by seeking planning permission for this enhancement rather than simply implementing the flat roof alternative under permitted development rights. This collaborative approach delivers better outcomes for both the applicant and the wider streetscape.

We respectfully request that planning permission be granted.

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

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