

Design Statement

Project: **Rear Extension**
Location: **4 West View, Main Street, Grindleton, Clitheroe, BB7 4RB**
Client: **Ashley Evans**
Date: **December 2025**
Job ref: **HA25001(12)**
Version: **v1**

Introduction

The applicant would like to increase the size of their kitchen which is currently accommodated in a single storey outrigger on the back of their terraced cottage on Main Street in Grindleton. The existing kitchen has an internal floor area of only 6.8m².

Unfortunately for them (from a Planning perspective) the house is within a conservation area and historic maps suggest that the outrigger existed before 1948 making this an original part of the house as far as Permitted Development rules are concerned. These two things are making their proposed (very small) extension difficult to achieve.

Permitted Development Option (Design B)

They have an option to demolish the outrigger and under Permitted Development rules build a new rear extension the full width of the house but only 3m deep. This only provides 10m² floor area which is an increase of only 3.2m² from the existing, an increase of only 47%. Most other households would be able to increase the depth of the extension up to a maximum of 6m with a prior notification application, but this is not allowable in a Conservation area.

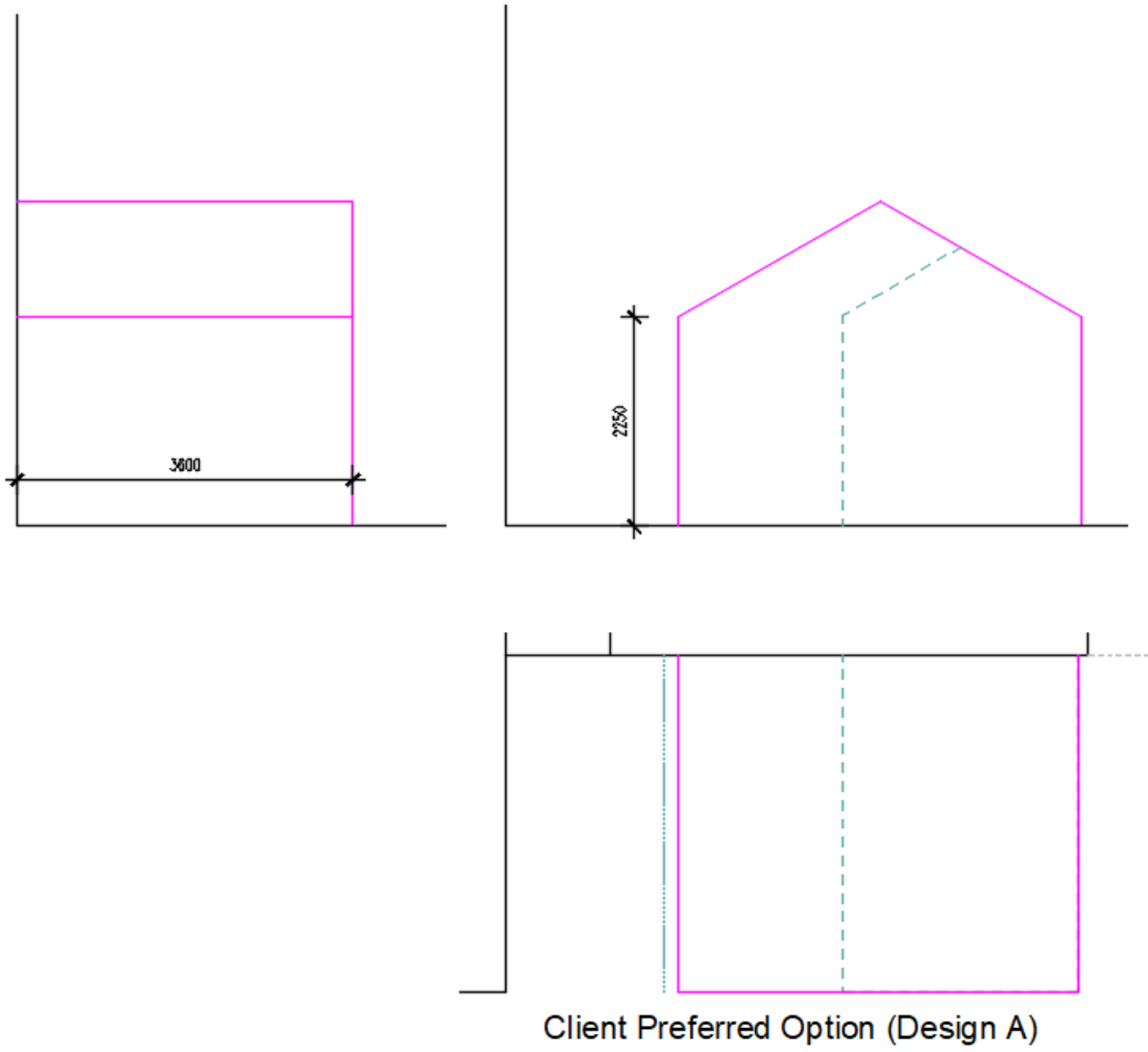
Client preferred Option(Design A)

The extension the applicant ideally wants would come out only a further 600mm, being 3.6m from the rear wall of the house, which is the same as the existing kitchen outrigger projects currently. This would provide 12.3m² floor area which is an increase of 5.5m² or 80% from the existing. This proposal requires Planning Approval, therefore, an application for this extension was submitted earlier this year (app ref 3/2025/0220). However this application was refused for the following reason:-

*The proposal is considered to be in conflict with policy DMG1 of the Ribble Valley Core Strategy in as much that the proposed extension, by virtue of its scale, proximity and orientation, would result in an **unacceptable overbearing impact upon the residential amenities of the occupiers residing at the property immediately to the south** also leading to an **unacceptable loss of natural light**.*



This original design proposed a 3.6m deep extension with a relatively standard 2.25m eaves height which is the height of the existing outrigger eaves.

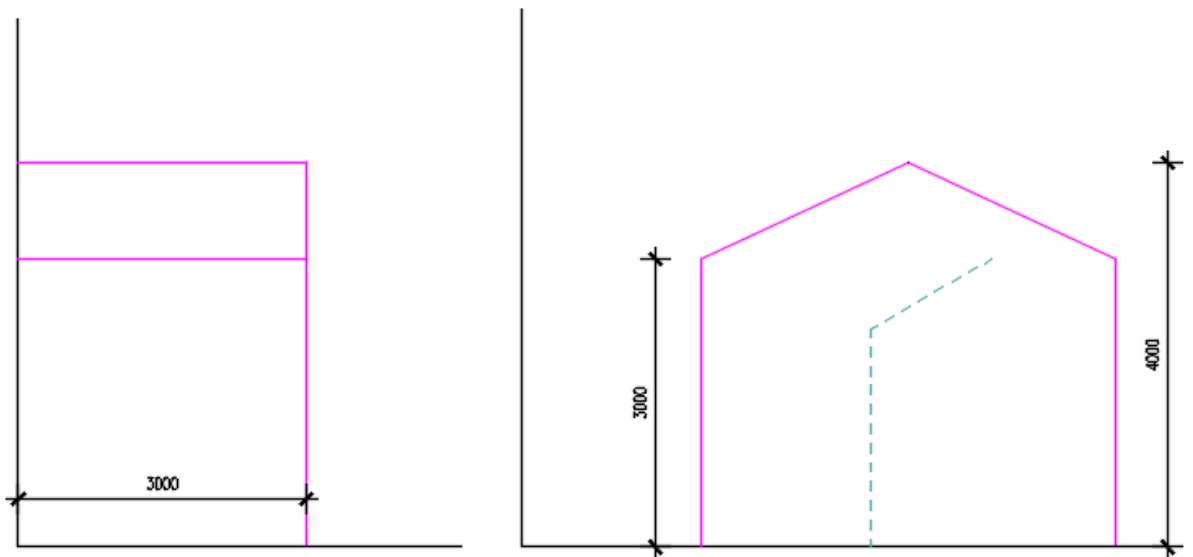


Options considered acceptable by Planning Officer

During the original application, the Planning Officer stated in email correspondence that the following alternative designs would be acceptable:-

- 3m deep extension (Design B)

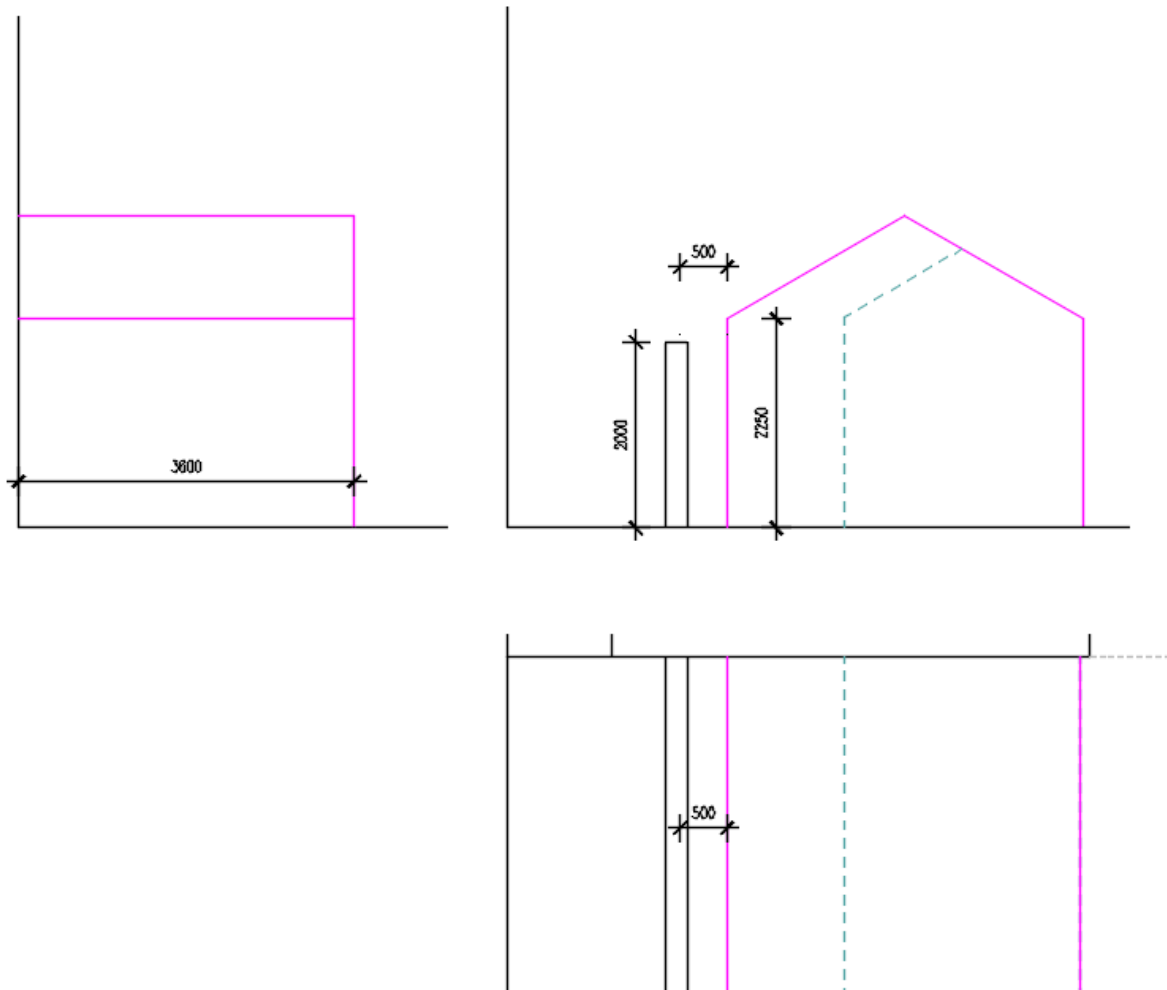
This would basically be Design B being in accordance with PD (so would not actually require planning approval). This could have an eaves height of 3m and a maximum ridge height of 4m.



Permitted Development Option (Design B)

- 500mm setback (Design C)

Set the side wall of the extension in 500mm from the boundary line. This would be at 3.6m deep and we assume this would be with the eaves height at 2.25m the same as the originally submitted scheme and the existing outrigger.

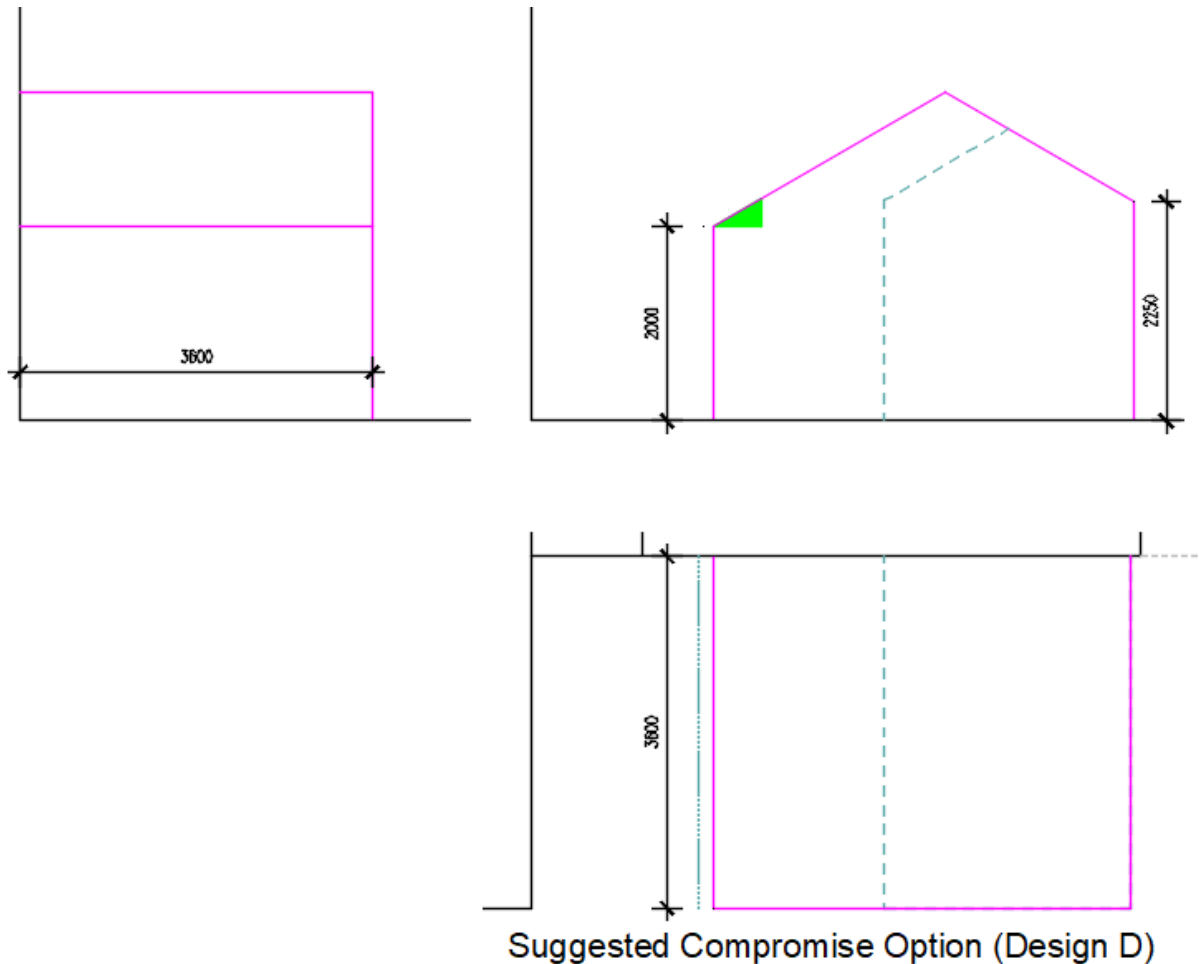


Option acceptable by the Planning Officer (Design C)

Suggested option that was the version actually refused (Design D)

Taking on board the Planning Officers comments, we proposed a compromised solution that would not be any worse than either of the two options deemed acceptable to the Planning Officer, being a 3.6m deep extension built up to the line of the boundary, but with the eaves height reduced to 2m along the boundary line. This eaves level would be the same height that a boundary wall can legally be built at. Also, by reducing the eaves height to 2m instead of the submitted (and relatively standard) 2.25m eaves height, the plane of the roof would be exactly the same as the Planners suggestion of setting the extension 500mm away from the boundary line.

Therefore in our opinion this extension could not be any more overbearing than a legal boundary wall would be and the roof that extends from it would be in the same plane and the same depth from the rear wall and the same height as Design C. The difference between what the Planning Officer deemed acceptable (Design C) and our revised scheme (Design D) is a small triangular area of roof immediately next to the boundary (hatched green on the sketch below). In essence the extension was refused because of this small green hatched section of roof that has a sectional area of 0.072m^2 .

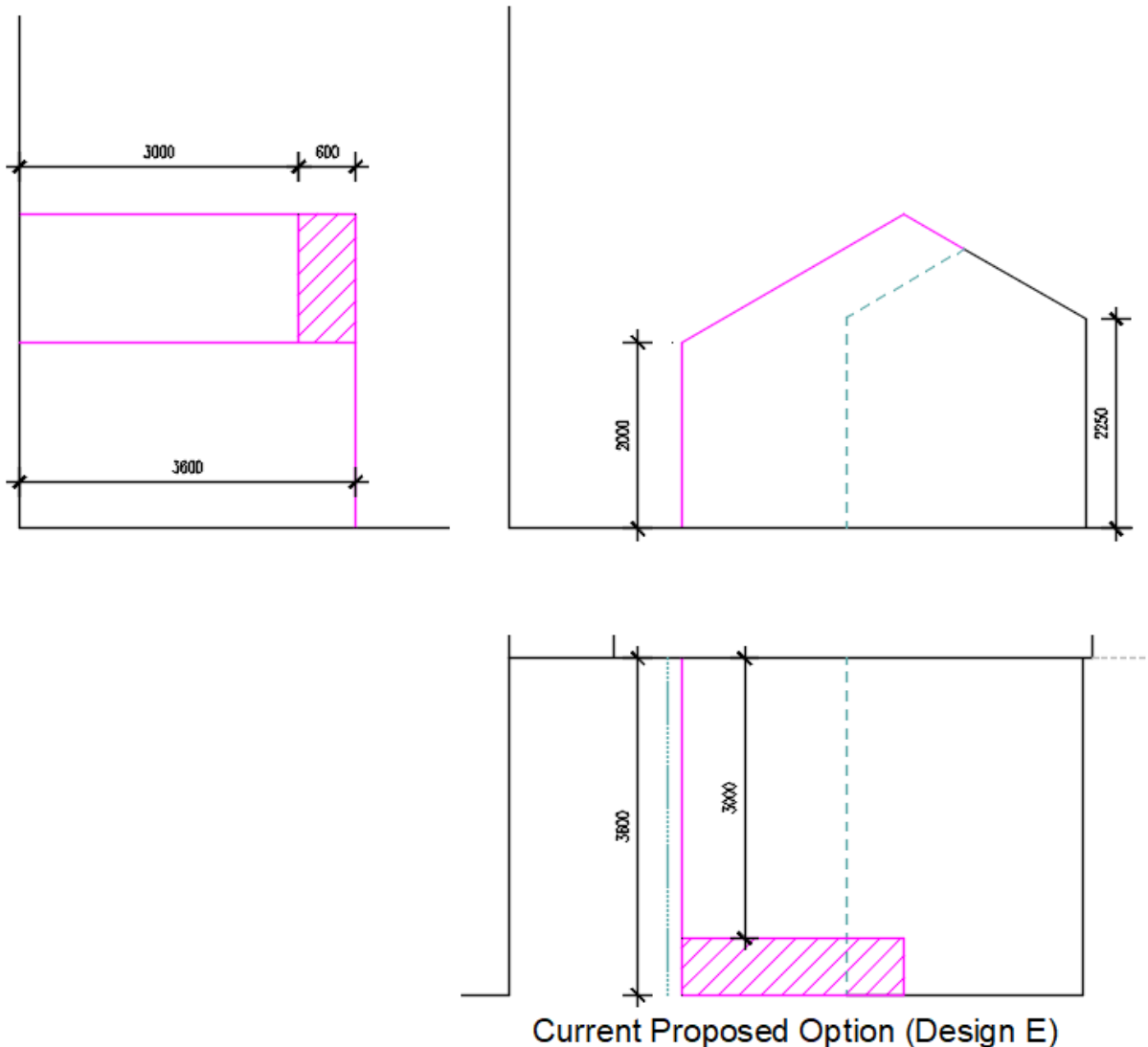


It is also worth noting that the neighbour to the south has no problem with the originally submitted extension. With regards to light, it is their own two storey extension that takes sunlight away from their rear windows on the main part of the house as their two storey extension is to the south of those windows.

This application proposal (Design E)

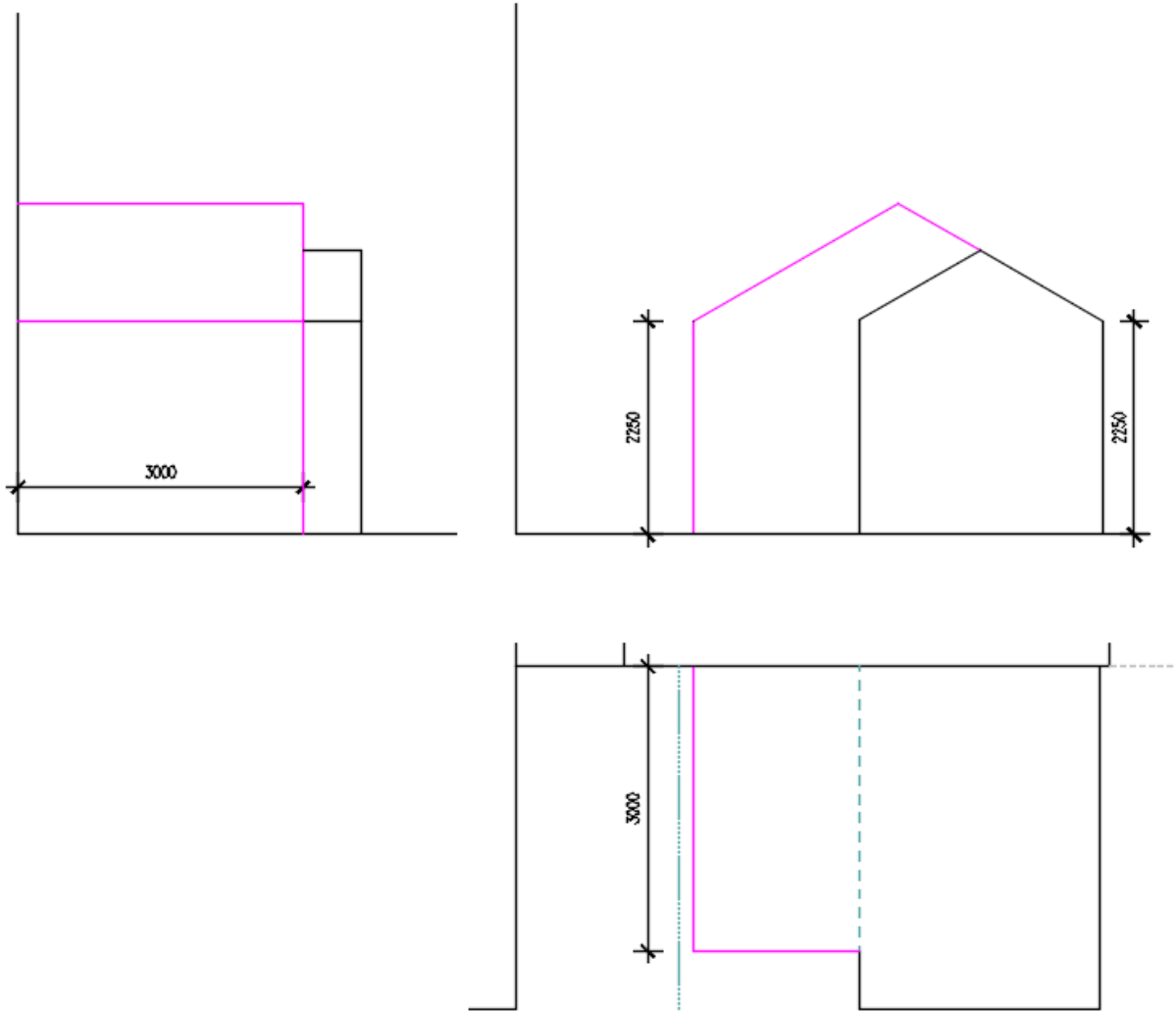
Following the refusal, the applicant had two options, appeal the decision or accept an extension with a smaller floor area. The smaller extension option is to just add an infill extension to the side of the existing which only comes out 3m. However, as this would then also technically be a side extension this is not permitted Development because it is in a Conservation Area, so this option would require a Planning Application.

This small extension was the option chosen, but whilst drawing this scheme, it occurred to us that if the problem was the final 600mm of roof, then would it be acceptable to have this final 600mm of roof as glazing which would let light shine through thus not causing any more loss of light to the neighbour than the Permitted Development option.



Fall back option (Design F)

If this option with a part glazed roof is not acceptable then the applicant will reluctantly accept a 3m deep infill extension which would meet Permitted development rules apart from the fact that it is technically a side extension as well as a rear extension.



Alternative Option (Design F)

