



PLANNING SUPPORTING STATEMENT

Proposed Single Storey Rear Extension and Associated Works 39 Chaigley Road, Longridge, Lancashire

1. Introduction

This Planning Supporting Statement has been prepared in support of a Householder Planning Application for proposed development at 39 Chaigley Road, Longridge. The application seeks permission for a single storey rear extension together with a number of associated external alterations and enhancements to the existing dwelling.

The proposals have been carefully designed to respect the character and appearance of the existing property, the surrounding residential area, and the amenities of neighbouring occupiers. The development accords with national and local planning policy and represents a proportionate and high-quality enhancement to the dwelling.

2. Application Drawings

The planning application should be read in conjunction with the following drawings prepared by Monks Architectural Design:

- JM-0365-001 – Location Plan
- JM-0365-002 – Existing Site Plan
- JM-0365-003 – Existing Floor Plans
- JM-0365-004 – Existing Elevations
- JM-0365-005 – Proposed Site Plan
- JM-0365-006 – Proposed Floor Plans
- JM-0365-007 – Proposed Elevations

3. Site and Surroundings

The application site comprises a detached residential dwelling located within an established residential area of Longridge. The surrounding context is predominantly residential in character, consisting of similar detached and semi-detached dwellings with a varied but cohesive architectural form and material palette.

The dwelling benefits from a generous rear garden, and the proposed extension will be located entirely to the rear of the property, ensuring minimal visual impact when viewed from the public realm.

4. Description of the Proposed Development

The application includes the construction of a single storey rear extension providing additional ground floor accommodation, together with a series of associated external alterations to improve the appearance and functionality of the existing dwelling.

Works include replacement of the existing first floor rear flat roof with a hipped roof pitched to match the existing dwelling; formation of two bay windows to the front elevation; insertion of cut stone quoins, sills, and heads; rendering of the existing dwelling; and construction of a brick chimney stack to serve a wood-burning appliance.

The proposal also includes a raised patio area to the side of the extension, with brick retaining walls up to 900mm above finished floor level and an obscure glazed privacy screen extending to 1.7m above finished floor level to protect neighbouring amenity.

5. Design and Appearance

The design approach has been informed by the scale, form, and architectural language of the existing dwelling and the established character of Chaigley Road.

The single storey rear extension is modest in scale and subordinate to the host dwelling. External walls will be constructed in brickwork to match the existing property.

The roof design incorporates a pitched element transitioning to a flat roof, with interlocking concrete tiles laid at a 25-degree pitch to match the existing roof.

A number of nearby properties along Chaigley Road and within the close vicinity incorporate rendered façades, stone quoins, and stone window surrounds. The proposed external alterations are therefore contextually appropriate and reflective of the established character of the area.

6. Residential Amenity

The proposal has been designed to ensure that the amenity of neighbouring occupiers is fully protected.

The extension complies with the 45-degree rule contained within Ribble Valley Borough Council's Design Guidance and is single storey in nature, ensuring no unacceptable loss of light, outlook, or privacy.

The raised patio area incorporates an obscure glazed privacy screen to prevent overlooking and safeguard neighbouring amenity and privacy

7. Planning Policy Considerations

The proposals are consistent with the National Planning Policy Framework, which promotes well-designed development that respects local character and provides a high standard of amenity.

The scheme accords with the principles of the Ribble Valley Core Strategy and Residential Design Guidance, supporting proportionate domestic extensions that enhance existing dwellings while protecting neighbour amenity.

8. Conclusion

The proposed development represents a well-considered and policy-compliant scheme that will enhance the existing dwelling while preserving the character of the surrounding area.

For the reasons set out within this statement, it is respectfully requested that planning permission be granted.