

Plan:8 Town Planning Ltd

Supporting Planning Statement  
Single storey rear extension and front porch  
12 Fairsnape Avenue, Longridge, PR3 3TL  
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## Summary

- 1 This application seeks retrospective planning permission for a single storey rear extension at 12 Fairsnape Avenue, Longridge. The extension was constructed in 2022 and measures 4.07 metres in depth and 7.82 metres in width, incorporating a mono-pitch roof with an eaves height of 2.4 metres rising to a maximum height of 3.4 metres where it meets the rear elevation of the main two-storey dwelling. The extension is finished in off-white render, concrete interlocking roof tiles and uPVC windows and doors to match the existing property. Also included is an open sided porch to the front entrance.
- 2 The proposed development represents a well-designed, proportionate addition to the host dwelling which respects the character of the application property and the wider residential area. The extension and the porch do not cause material harm to the residential amenity of neighbouring occupiers and accords with the relevant policies of the Ribble Valley Core Strategy and the National Planning Policy Framework (NPPF). Retrospective planning permission is therefore sought and, for the reasons set out in this statement, we respectfully request should be granted.

## The Site and Surrounding Area

- 3 The application property is a two-storey terraced dwelling located on the western side of Fairsnape Avenue, Longridge, within the defined settlement boundary of Longridge as set out in the Ribble Valley Core Strategy. The property lies within an established residential area and benefits from no statutory or local designations. There is no Conservation Area, Article 4 Direction, Listed Building designation or Tree Preservation Order affecting the site.
- 4 The property is finished externally in off-white render with concrete roof tiles and uPVC windows and doors. The rear garden lies to the east of the dwelling. The property at 14 Fairsnape Avenue lies immediately to the south of the application site, and the property at 10 Fairsnape Avenue lies immediately to the north. The surrounding area is characterised by a mix of terraced and semi-detached residential properties of similar scale and character.
- 5 The site plan prepared by Monks Architectural Design (drawing reference JM-0372-002) illustrates the as-built position of the single storey rear extension and its relationship to the application property and adjoining neighbours.

## Description of the Development

- 6 The development the subject of this application is a single storey rear extension which was constructed in 2022. The extension projects 4.07 metres to the rear of the existing dwelling and extends 7.82 metres in width. The extension does not

extend the full width of the rear elevation; it is set 0.5 metres off the northern boundary and 0.66 metres off the southern boundary shared with No.14 Fairsnape Avenue. The porch is close to being within the parameters of permitted development having a floor area of 2.3sq.m. so less than 3sq.m. allowed under permitted development but the height being 3.23m above ground level whereas maximum height of a porch under permitted development is 3m; as such the porch requires planning permission. The porch looks suitable in relation to the streetscene and host dwelling.

- 7 The roof form of the rear extension is a mono-pitch lean-to roof which commences at an eaves height of 2.4 metres to the rear and rises to a maximum height of 3.4 metres where it meets the rear wall of the main two-storey dwelling. Three Velux rooflights are incorporated within the roof slope to provide natural light to the extended accommodation. A twin-walled metal flue the extension is shown on the submitted elevations.
- 8 The materials employed in the construction of the extension match those of the existing dwelling: off-white render to the external walls, interlocking concrete roof tiles, off-white uPVC windows and doors, and black uPVC fascias, soffits, guttering and downpipes. The extension therefore integrates visually with the host dwelling. The existing and as-built plans and elevations are shown on drawings JM-0372-003 and JM-0372-004 prepared by Monks Architectural Design.
- 9 It is acknowledged that the extension as built does not benefit from permitted development rights under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). As the application property is a terraced dwelling, the permitted development allowance for a single storey rear extension is limited to a maximum depth of 3 metres under Class A, paragraph A.1(e). The extension as built projects 4.07 metres from the rear wall of the original dwelling, which exceeds this limit by 1.07 metres. Planning permission is therefore required, and this retrospective application is made accordingly.

### **Relevant Planning Policy**

- 10 The following policies from the Ribble Valley Core Strategy are relevant to the determination of this application:

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

- 11 Policy DMH5 is the principal policy against which this application falls to be assessed. It requires that extensions to residential dwellings should be of a high standard of design, respect the character and appearance of the host dwelling and the surrounding area, and should not result in unacceptable harm to the residential amenity of neighbouring occupiers.
- 12 At the national level, the NPPF sets out the Government's planning policies and establishes a presumption in favour of sustainable development. Paragraph 11 of the NPPF is material and confirms that where the development plan is silent or its policies are out of date, planning permission should be granted unless there are clear reasons for refusal or the adverse impacts of doing so would significantly and demonstrably outweigh the benefits. The proposal accords with the development plan and no such adverse impacts arise in this case. Paragraph 135(f) of the NPPF requires planning decisions to ensure that developments create places which promote health and well-being with a high standard of amenity for existing and future users. Paragraph 130 of the NPPF confirms that permission should not be refused for development which is well designed.

## **Planning Assessment**

### **Principle of Development**

- 13 The proposal relates to a domestic extension to an existing residential property within the defined settlement boundary of Longridge. The principle of residential extensions within established settlement limits is supported by Key Statement DS1 and Policy DMH5 of the Ribble Valley Core Strategy, subject to the detailed assessment of design and amenity matters set out below.

### **Design, Scale and Visual Amenity**

- 14 The single storey rear extension is of a scale and form that is appropriate and proportionate in relation to the two-storey host dwelling. The mono-pitch lean-to roof form, rising from an eaves height of 2.4 metres to a maximum of 3.4 metres at its junction with the rear wall of the main dwelling, is a common and well-established approach for single storey rear extensions of this type. The extension is clearly subordinate to the main dwelling and does not compete with or dominate the primary built form.
- 15 The extension is not visible from the public highway, being screened from view to the front by the application dwelling itself. It will be partially visible from properties to the rear but in this context will read as a modest and domestically scaled addition. The use of matching external materials — off-white render,

concrete roof tiles and uPVC joinery — ensures visual integration with the existing dwelling and the wider streetscene.

- 16 The design and external appearance of the extension are considered to comply with Policy DMH5 and Policy DMG1 of the Ribble Valley Core Strategy. With regard to paragraph 130 of the NPPF the extension has been designed to complement the host dwelling through the use of matching external materials and a roof form and scale which are appropriate and proportionate in relation to the two-storey terraced property. The proposal represents a well-designed addition to the dwelling which accords with the design quality objectives of the NPPF. With regard to paragraph 135(f) of the NPPF the extension provides enhanced living accommodation for the occupiers of the application property, improving the functionality and quality of the home. Compliance with these policies is a material consideration which weighs in favour of the grant of planning permission.

#### **Impact on Residential Amenity**

- 17 The extension is set 0.5 metres off the northern boundary and 0.66 metres off the southern boundary with No.14 Fairsnape Avenue. Its single storey height of a maximum 3.4 metres at the rear wall of the main house means that the extension does not represent an overbearing or dominant structure in relation to the amenity space of adjoining occupiers.
- 18 In respect of the impact on No.14 Fairsnape Avenue to the north, the submitted site plan (JM-0372-002) demonstrates that the extension does not breach the 45-degree line drawn from the centre of the nearest habitable room window at No.14. This assessment confirms that the extension does not cause a material or unacceptable impact on the daylight or outlook enjoyed by the occupiers of the neighbouring property to the north.
- 19 The extension does not introduce any new windows or openings in the side (north or south) elevations which could give rise to direct overlooking of neighbouring properties. The rooflights within the mono-pitch roof slope are oriented towards the sky and do not create any new privacy concerns.
- 20 The extension is a single storey structure and, given that the adjoining terraced properties benefit from permitted development rights allowing for the construction of a single storey rear extension of up to 3 metres depth without the need for planning consent, any impact on residential amenity from the additional 1.07 metre depth of the extension as built would not be so significant as to warrant the refusal of planning permission. This reasoning is consistent with the approach adopted by Ribble Valley Borough Council in the determination of application reference 3/2024/0358 at 34 Jeffrey Avenue where the officer report

concluded that a proposed single storey rear extension sited close to a shared boundary did not warrant refusal on amenity grounds.

- 21 Having regard to all of the above, the proposed development does not cause unacceptable harm to the residential amenity of any neighbouring occupiers and accords with the requirements of Policy DMH5.

## **Conclusion**

- 22 This application seeks retrospective planning permission for a single storey rear extension at 12 Fairsnape Avenue, Longridge, which was constructed in 2022. The extension requires planning permission solely by reason of the application property being a terraced dwelling, to which a more restrictive permitted development depth limit of 3 metres applies; the extension as built projects 4.07 metres to the rear.
- 23 The extension and porch are well-designed, proportionate in scale and form, and uses materials which match those of the host dwelling. The rear extension does not breach the 45-degree line from the nearest neighbouring window to the south and does not introduce any openings capable of causing overlooking of neighbouring properties. The development does not cause unacceptable harm to the character or appearance of the host dwelling, the surrounding area or the residential amenity of neighbouring occupiers.
- 24 The proposal accords with Policy DMH5, Policy DMG1, Key Statements DS1 and DS2 of the Ribble Valley Core Strategy, and with the relevant provisions of the NPPF.
- 25 For these reasons, it is respectfully requested that retrospective planning permission be granted for the development the subject of this application.

*Prepared by Simon Plowman MA MRTPI on behalf of Plan:8 Town Planning Ltd at the request of Mr C Singleton*