

New Dormer Extension at The Smithy, Hurst Green

The Smithy
Smithy Row
Hurst Green
Lancashire
BB7 9QA

Planning Statement

June 2026

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Proposed Rear Dormer Extension

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1. Introduction

This Planning Statement has been prepared in support of an application for the construction of a rear dormer extension at The Smithy, Smithy Row, Hurst Green, Lancashire, BB7 9QA.

The proposal seeks to improve the functionality and accommodation of the existing dwelling through the creation of additional first-floor living space within the existing roof structure. The development has been designed to respect the character and appearance of the existing property and the wider street scene whilst providing modern accommodation to meet the needs of the occupants.

2. Site Description

The application property comprises a traditional residential dwelling situated on Smithy Row within the village of Hurst Green, in the Borough of Ribble Valley. The property forms part of an established residential area characterised by a mixture of traditional stone-built dwellings of varying ages and architectural styles.

The dwelling occupies a sustainable village location with access to local services and facilities. The existing building makes a positive contribution to the character of the area and the proposal has been carefully designed to preserve this character.

3. The Proposal

Planning permission is sought for the construction of a rear dormer extension to the existing roof slope.

The dormer will provide additional usable accommodation at first-floor level and will be positioned on the rear elevation, ensuring that it is largely screened from public viewpoints along Smithy Row. The design has been developed to sit comfortably within the existing roof form and to appear as a subordinate addition to the host dwelling.

Materials will be selected to complement the existing property, with external finishes matching or closely reflecting the existing roof and wall materials. Window openings within

the dormer will be proportioned to reflect the character of the dwelling and will provide appropriate levels of natural light and ventilation.

4. Planning Policy Context

The proposal has been assessed against the relevant provisions of the Development Plan for Ribble Valley and the principles of the National Planning Policy Framework (NPPF).

The NPPF supports sustainable development and encourages proposals that make effective use of existing residential properties while maintaining high standards of design and protecting local character.

Relevant local planning policies seek to ensure that residential extensions:

- Are sympathetic to the scale, form and appearance of the existing dwelling.
- Do not adversely affect the character of the surrounding area.
- Protect the residential amenity of neighbouring occupiers.
- Maintain appropriate levels of privacy, outlook and daylight.

5. Design and Visual Impact

The proposed dormer has been designed as a modest and proportionate addition to the existing dwelling.

Its location on the rear roof slope ensures that visibility from the public realm is limited. The scale and massing of the dormer remain subordinate to the existing roof and do not dominate the host building.

The proposed materials will integrate with the existing dwelling and help maintain the traditional character of the property. The development will therefore preserve the visual quality of the dwelling and the wider streetscape.

The proposal represents a logical and sympathetic alteration that accords with established residential extension design principles.

6. Residential Amenity

The proposed development has been carefully designed to avoid unacceptable impacts on neighbouring residential properties.

The dormer is positioned on the rear elevation and is not expected to result in significant overlooking, overshadowing or loss of outlook beyond that typically associated with residential development in an established village setting.

Any windows serving habitable rooms will face towards the applicant's own rear curtilage and will maintain appropriate separation distances from neighbouring properties.

As such, the proposal will safeguard the amenities currently enjoyed by surrounding residents.

7. Highways and Access

The proposal relates solely to alterations to an existing dwelling and does not involve any changes to vehicular access arrangements.

No increase in parking demand is anticipated that would materially affect the local highway network. Existing parking and access arrangements will remain unchanged.

8. Conclusion

The proposed rear dormer extension represents a modest and well-designed enhancement to the existing dwelling.

The development will:

- Improve the functionality and long-term viability of the property.
- Respect the scale, form and character of the existing dwelling.
- Preserve the appearance of the surrounding area.
- Protect neighbouring residential amenity.
- Comply with the objectives of local and national planning policy.

For these reasons, it is respectfully considered that the proposal constitutes sustainable and