

Statement in Support of an Application for Variation of a Condition Following Grant of Planning Permission.

Planning Application Reference: 3/2025/0227

Property Address: 10 Hollies Road, Wilpshire, BB1 9NA

Introduction

This statement accompanies an application under the Town and Country Planning Act 1990 seeking to vary the approved plans and associated condition relating to Planning Permission Ref. 3/2025/0227 at 10 Hollies Road, Wilpshire, BB1 9NA.

The application is submitted to regularise a minor amendment to the position of the external wall of the approved rear extension. The development has been constructed in a manner that differs from the approved plans as a result of practical construction constraints encountered on site during the course of the works.

The applicant respectfully requests that the Local Planning Authority considers the amended arrangement as acceptable in planning terms and approves the variation accordingly.

Background

Planning permission was granted under application reference 3/2025/0227 for the construction of a single-storey rear extension at 10 Hollies Road.

As part of the planning assessment, the delegated officer report noted that the extension would be positioned approximately 500mm from the shared boundary with No. 12 Hollies Road. This offset formed part of the overall assessment of the proposal's effect on neighbouring amenity, particularly in respect of overshadowing and the relationship between the extension and the adjoining residential property.

Following commencement of the approved development and the construction of the foundations, a Building Control inspection was undertaken prior to construction of the walls. During discussions on site, the builder was advised of construction requirements relevant to compliance with Building Regulations in relation to the proposed wall position and its proximity to the boundary.

Although the applicant was not present during those discussions, the builder subsequently took this advice into account alongside the practical construction requirements encountered on site. As construction progressed and the relationship between the proposed extension and the existing dwelling was established, it became evident that the approved wall position could not reasonably be achieved whilst maintaining the structural integrity and practical construction of the extension.

Reason for the Variation

During construction, it became apparent that the approved wall position could not reasonably be achieved whilst maintaining the structural integrity and practical construction requirements of the extension.

The builder advises that the extension wall required an appropriate structural connection to the existing rear wall of the dwelling. Once construction works commenced and the existing structure was exposed, it became apparent that maintaining the approved 500mm offset would compromise the practical construction of the extension and the secure connection to the existing building.

The builder also took into account the discussions held during the Building Control inspection regarding the requirements associated with constructing in close proximity to the boundary. Whilst there was no intention to depart from the approved planning permission, the builder formed the view that a reduced offset was necessary in order to achieve a safe and compliant form of construction.

As a result, the extension has been constructed with the external wall positioned approximately 250mm from the shared boundary, rather than the 500mm offset shown on the approved drawings.

The revised position was not the result of a deliberate departure from the approved plans but arose from construction constraints encountered on site once the foundations were installed and connection to the existing structure was undertaken. The builder has confirmed that the wall has been positioned as far from the boundary as reasonably practicable whilst still achieving the necessary structural connection to the existing dwelling and maintaining a safe and robust form of construction.

Planning Considerations

The applicant acknowledges that the approved 500mm separation formed part of the Council's assessment of the proposal's impact upon No. 12 Hollies Road, particularly given that the extension projects approximately 3.5 metres from the existing rear elevation.

It is recognised that the reduced offset alters the relationship between the extension and the shared boundary. However, the amendment relates solely to the lateral position of the wall and does not alter the fundamental characteristics of the approved development.

The development remains unchanged in respect of:

Its approved use;

- The overall footprint of the extension;
- The depth of the extension;
- The height and scale of the extension;
- The roof design and appearance;
- The materials used in construction.

The extension remains a single-storey addition and the amendment does not introduce any additional overlooking, loss of privacy or unacceptable visual impact.

Furthermore, the extension remains set away from the shared boundary and has not been constructed directly adjacent to it, thereby retaining a degree of separation between the development and No. 12 Hollies Road.

Whilst a reduced offset may give rise to a modest increase in the degree of overshadowing when compared to the approved scheme, it is considered that the resulting impact remains limited and does not result in unacceptable harm to the residential amenity enjoyed by the occupiers of No. 12 Hollies Road.

The applicant submits that the amendment does not result in a materially different planning outcome from that originally approved and that the development continues to accord with the relevant policies relating to residential amenity and good design.

Conclusion

This application seeks approval for a minor variation to the approved plans associated with Planning Permission Ref. 3/2025/0227.

The amendment arose during construction as a consequence of structural and practical construction constraints encountered on site once the approved works had commenced. Discussions that took place during the Building Control inspection also informed the builder's understanding of the construction requirements associated with the development. The resulting wall position reflects the builder's attempt to achieve a safe, secure and robust form of construction whilst maintaining as much separation from the boundary as reasonably practicable.

The wall has therefore been positioned approximately 250mm from the shared boundary, rather than the approved 500mm offset, in order to achieve an appropriate structural connection to the existing dwelling.

The applicant acknowledges that the approved separation distance was a factor in the Council's original assessment of neighbouring amenity. However, it is considered that the amendment does not alter the scale, height, appearance or overall form of the approved extension and does not result in unacceptable harm to the occupiers of No. 12 Hollies Road.

For these reasons, the applicant respectfully requests that Ribble Valley Borough Council approve this application and regularise the development as constructed.