

**Two Storey side extension,
and
Single Storey Rear Extension
at**

14 College Close
Longridge
Lancashire
PR3 3AX

Planning Statement

July 2026

Planning Supporting Statement

Planning Application for a Two-Storey Side Extension and Single-Storey Rear Extension Following the Demolition of an Existing Conservatory

Property Address:

14 College Close
Longridge
Lancashire
PR3 3AX

1. Introduction

This Planning Supporting Statement has been prepared in support of a Householder Planning Application for the proposed erection of a two-storey side extension and a single-storey rear extension following the demolition of the existing conservatory at 14 College Close, Longridge, Lancashire, PR3 3AX.

The proposals have been carefully designed to provide additional living accommodation to meet the evolving needs of the occupants while respecting the character of the existing dwelling, the surrounding residential area, and the amenities of neighbouring properties.

The proposed development represents an appropriate, sympathetic, and proportionate extension to the existing property and accords with both national and local planning policies relating to residential extensions.

2. Site Description

The application site comprises an existing detached dwelling situated within the established residential development of College Close in Longridge.

The property benefits from front, side and rear garden areas and is surrounded predominantly by residential dwellings of varying but complementary architectural styles. The area is characterised by modern housing with a mixture of detached and semi-detached properties, many of which have been extended over time.

The property currently includes a conservatory to the rear which has reached the end of its practical life and no longer adequately serves the needs of the household.

3. The Proposal

Planning permission is sought for:

- Demolition of the existing rear conservatory.
- Construction of a two-storey side extension.
- Construction of a single-storey rear extension.

The proposed two-storey side extension has been designed to appear as a natural continuation of the existing dwelling, utilising matching external materials including brickwork, roof tiles, windows and detailing wherever practicable.

The single-storey rear extension replaces the conservatory with a permanent, thermally efficient structure that significantly improves the functionality and energy performance of the property.

The extensions have been designed with careful consideration of scale, proportion and architectural appearance to ensure they integrate successfully with the existing building.

4. Design Principles

The design seeks to achieve several key objectives:

- Provide additional family accommodation.
- Improve the internal layout and functionality.
- Replace an outdated conservatory with a high-quality permanent extension.
- Enhance the appearance of the dwelling.
- Maintain the character of the street scene.
- Protect neighbouring residential amenity.

The extensions have been designed to remain subordinate to the original dwelling while creating a cohesive architectural composition.

Roof forms, window proportions, external materials and detailing have all been selected to complement the existing property.

5. Impact on the Street Scene

The proposed side extension has been carefully designed to respect the established character of College Close.

The extension follows the existing architectural language of the dwelling and will appear as an integrated element rather than an incongruous addition.

The building line, roof profile and external finishes ensure that the proposal remains visually compatible with neighbouring properties.

Many residential areas similar to College Close evolve over time through sympathetic domestic extensions, and the proposed development reflects this established pattern of incremental growth.

The proposal therefore preserves the overall appearance and character of the surrounding residential area.

6. Residential Amenity

A key consideration in the design has been the protection of neighbouring residential amenity.

Privacy

The proposal has been designed so that no unacceptable overlooking will occur.

Where first-floor windows are proposed, they serve habitable rooms in a manner consistent with normal residential development and maintain appropriate separation distances.

No additional direct overlooking beyond that already experienced within the estate is anticipated.

Daylight and Sunlight

The proposed extensions have been designed to minimise impacts upon neighbouring properties.

The single-storey rear extension has a modest height relative to the existing dwelling.

The two-storey side extension remains within the side plot and does not project in a manner likely to create unacceptable overshadowing or loss of daylight to adjoining occupiers.

Given the spacing between neighbouring dwellings and the orientation of the site, any impact upon sunlight or daylight is expected to be minimal.

Outlook

The proposal has been designed to avoid creating an overbearing relationship with neighbouring properties.

The scale, positioning and massing are appropriate for the size of the plot and are consistent with residential extensions commonly approved within established suburban environments.

7. Scale and Massing

The proposed extensions remain proportionate to the host dwelling.

The side extension has been designed to appear subordinate to the original house through careful detailing and roof design where appropriate.

The rear extension occupies a logical location replacing the existing conservatory and does not result in excessive built form.

Sufficient private amenity space remains available following completion of the development.

8. Highways and Parking

The proposal does not adversely affect highway safety.

Existing vehicular access arrangements remain unchanged.

Adequate off-street parking provision is retained in accordance with the existing arrangements.

There will be no increase in traffic generation beyond that normally associated with a single private dwelling.

9. Materials

The proposed external materials will closely match the existing dwelling wherever possible, including:

- Matching facing brickwork.
- Matching roof tiles.
- Matching uPVC/aluminium windows and doors (as appropriate).
- Matching fascias, soffits and rainwater goods.

This approach ensures the extensions integrate seamlessly with the existing building.

10. Sustainability

The proposal provides an opportunity to improve the overall environmental performance of the property.

The replacement of the existing conservatory with a modern insulated extension will significantly improve thermal efficiency and reduce energy consumption.

The new construction will comply with current Building Regulations relating to insulation, ventilation and energy efficiency.

Where practicable, energy-efficient glazing, insulation and heating systems will be incorporated into the development.

11. Planning Policy

National Planning Policy Framework (NPPF)

The proposal accords with the overarching principles of the National Planning Policy Framework by:

- Supporting sustainable development.
- Promoting high-quality design.
- Making effective use of existing residential land.
- Delivering development that is sympathetic to local character.
- Protecting the amenity of neighbouring occupiers.

The development represents sustainable growth through the improvement of an existing dwelling without extending development into the countryside or requiring new infrastructure.

Local Planning Policy

The proposal has been prepared having regard to the relevant policies of the Development Plan applicable to the area, including those relating to:

- Residential extensions.
- Design quality.
- Residential amenity.
- Character of the surrounding area.

The proposal satisfies the key planning considerations by:

- Respecting the scale and appearance of the existing dwelling.
- Preserving the character of the surrounding neighbourhood.
- Avoiding unacceptable impacts upon neighbouring amenity.
- Retaining adequate parking and private garden space.

12. Conclusion

The proposed development has been carefully designed to provide improved family accommodation through the construction of a two-storey side extension and a single-storey rear extension following the demolition of the existing conservatory.

The proposal represents a sympathetic addition to the existing dwelling that respects its architectural character and integrates well within the established residential setting of College Close.

The development will not result in unacceptable impacts upon neighbouring properties in terms of overlooking, loss of light, overshadowing or visual intrusion. Existing parking arrangements are retained, the character of the street scene is preserved, and the design employs materials that complement the existing property.

Overall, the proposal constitutes sustainable and appropriate householder development that accords with the objectives of the National Planning Policy Framework and the relevant local planning policies.