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DESIGN AND ACCESS STATEMENT AND PLANNING STATEMENT

Proposed dwelling and alterations to existing dwelling

Project	Details
Site	108 Higher Road, Longridge, PR3 3SY
Applicant	Mr Jonny Cuddy
Proposal	One detached dwelling with associated access, parking and amenity space; demolition of the attached garage and porch at No. 108 and associated making-good works
Site area	662 square metres
Prepared by	PWL Architecture Ltd
Date	October 2026

1 Introduction

This statement supports a full planning application for a detached dwelling in the side garden of 108 Higher Road. The application also includes demolition of the bungalow's attached garage and porch, replacement parking and works to make good the altered elevations. It should be read with the submitted drawings.

The site is within the built-up area of Longridge. The application provides one three-bedroom house on part of an existing residential plot. The following sections describe the scheme and assess it against the relevant planning policies.

2 Site and surroundings

The application site measures 0.0662 hectares and occupies the corner between Higher Road and Ridge Court. It comprises 108 Higher Road and its garden. Longridge is identified as a principal settlement in the Ribble Valley settlement hierarchy.

No. 108 is a detached bungalow in the southern part of the site. Its garage and entrance porch project into the broad northern side garden, where the new dwelling is proposed. Nearby housing includes bungalows, chalet-style properties and conventional two-storey houses.

The land rises generally southwards. The existing bungalow has a finished floor level of approximately 153.40 metres and the proposed dwelling would have a finished floor level of 153.25 metres. An existing stone retaining wall along Higher Road and shrub planting at the northern end of the site are retained. There are no trees within the site requiring removal.

3 The proposal

The application comprises:

- a detached three-bedroom dwelling with a total internal floor area of approximately 151.5 square metres;
- a low-eaves, chalet-style form with first-floor accommodation contained principally within the roof;
- two off-street parking spaces for the new dwelling, a secure covered store for three cycles, bin storage and an electric-vehicle charging point;
- demolition of the attached garage and porch at 108 Higher Road, with the exposed walls and roof made good in materials to match the existing bungalow;
- three replacement off-street parking spaces for 108 Higher Road;
- private amenity space, a close-boarded boundary between the two dwellings and retention of the northern shrub planting; and
- site levels and drainage measures that prevent surface water discharging onto Ridge Court.

The proposed dwelling contains a lounge, kitchen/dining/family room, utility, WC and study at ground floor, with three bedrooms, an en-suite and a bathroom above. Following the works, the existing bungalow would retain approximately 92.15 square metres of internal accommodation and a usable private garden.

4 Submitted drawings

Drawing	Title
1531-PL01A	Location Plan
1531-PL02A	Existing Site
1531-PL03	Existing House
1531-PL04	Existing House Alterations
1531-PL05	Proposed Site
1531-PL06	Proposed Plans
1531-PL07	Proposed Elevations
1531-PL08	Street Scenes

5 Planning policy context

Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise. The policies most relevant to this application are listed below.

Document and policy	Relevance
National Planning Policy Framework 2026 S3 and S4	Applies the presumption in favour of sustainable development and supports suitable development within settlements.
National Planning Policy Framework 2026 HO7	Requires substantial weight to be given to the benefits of providing homes that meet identified needs.
National Planning Policy Framework 2026 L2 and L3	Supports sensitive redevelopment and additional homes within existing plots, and seeks efficient use and increased density within settlements where this can be achieved acceptably.
National Planning Policy Framework 2026 DP3	Requires development to respond well to context, identity, built form, landscape, movement and environmental considerations.
National Planning Policy Framework 2026 TR4 and TR6	Addresses safe access, parking, cycle storage, electric charging and highway effects.
Ribble Valley Core Strategy DS1 and DS2	Directs most development to principal settlements including Longridge and applies a presumption in favour of sustainable development.

Document and policy	Relevance
Ribble Valley Core Strategy DMG1	Requires appropriate design, layout, scale, density, access and protection of amenity and the environment.
Ribble Valley Core Strategy DMG2	Supports development in Longridge that is appropriate to the settlement's scale and character.
Ribble Valley Core Strategy DMG3	Requires safe access and adequate parking without unacceptable highway effects.
Ribble Valley Core Strategy H2	Supports a balanced housing stock, including additional two- and three-bedroom family homes.
Longridge Neighbourhood Development Plan LNDP3	Requires good design that responds positively to local character, protects amenity and provides safe access.

6 Principle and efficient use of land

The Core Strategy identifies Longridge as a principal settlement and directs most new housing to these settlements. The site is within an existing residential area and has direct access to the highway network. The principle of one additional dwelling is therefore consistent with the settlement strategy.

National policy supports additional homes within existing plots where the effect on the street scene, access and residential amenity is acceptable. One dwelling can be accommodated here while retaining adequate parking, garden areas and separation for both properties.

The completed site would contain two dwellings on 0.0662 hectares, equivalent to approximately 30.2 dwellings per hectare. This is not relied upon as a fixed policy target, but it shows that the site would be used efficiently without compromising parking, garden space or the relationship between the buildings.

The new three-bedroom house would make a small contribution to the local supply of family housing. The Framework requires substantial weight to be given to the benefit of providing additional homes.

7 Design and appearance

The house presents a gabled frontage towards Ridge Court. The ridge is approximately 6.39 metres above finished floor level. Most of the upper floor is contained within the roof, which keeps the height and bulk below that of a conventional two-storey house.

The house is positioned in the wider northern part of the garden. Removing the existing garage and porch creates a clear break between the two dwellings and allows replacement parking to be provided for the bungalow. The proposed floor level is close to that of the existing house. The submitted street scenes show the relationship with the bungalow and the taller houses nearby.

The external materials comprise white render, facing brickwork below damp-proof-course level, interlocking roof tiles and dark grey or black uPVC windows, doors and dormer cladding. The materials suit the varied residential surroundings. Final product and colour details can be agreed by condition if required.

The main frontage, entrance and parking face Ridge Court. The existing Higher Road wall and the shrub planting at the northern end of the site are retained. Windows facing the street and garden provide normal surveillance of the surrounding area.

8 Residential amenity

The south-west elevation of the new house faces the boundary with 108 Higher Road. It contains a utility door and WC window at ground-floor level, but no first-floor habitable-room window. The bedroom 2 window faces Ridge Court. There would therefore be no direct first-floor overlooking across the shared boundary.

The low eaves, roof-contained upper floor and approximately 2.2 metre gap between the buildings limit the effect on the bungalow. Its north-east elevation faces the same boundary, and the proposed close-boarded fence would screen the ground-floor relationship. The new house would not cause an unacceptable loss of privacy, light or outlook.

Both properties would retain usable private gardens, bin storage and off-street parking. The new house has a suitable outlook from its main rooms and an adequate garden for a three-bedroom dwelling.

9 Access parking and movement

The new dwelling would be accessed directly from Ridge Court. Its parking area measures at least 5.5 by 5.0 metres and provides two spaces. Three replacement spaces are also provided for 108 Higher Road. The arrangement is shown on the proposed site plan.

The new house has a secure covered store for three cycles, an electric-vehicle charging point and bin storage. One additional dwelling would generate little additional traffic and would not materially affect the operation or safety of Ridge Court.

The route between the parking area and the main entrance is short and direct. Gradients and thresholds will be designed to meet the relevant Building Regulations, taking account of the site levels.

10 Landscape ecology and drainage

The stone wall along Higher Road and the shrub planting at the northern end of the plot are retained. No trees or hedgerows would be removed. Both dwellings would retain private gardens with space for normal domestic planting.

The application site measures 0.0662 hectares. Under regulation 7A of the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as amended, development on a site no larger than 0.2 hectares is exempt from mandatory biodiversity net gain where no onsite priority habitat is affected. The site is an existing residential garden and no priority habitat would be affected. The biodiversity gain condition therefore does not apply.

The site plan confirms that surface water will not discharge onto Ridge Court. Detailed foul and surface-water arrangements can be agreed at the technical stage or by planning condition if required.

11 Planning balance and conclusion

The application provides one additional three-bedroom house within Longridge and makes efficient use of an existing residential plot. The completed site would have a density of approximately 30.2 dwellings per hectare.

The chalet-style design suits the site’s shape, levels and mixed residential surroundings. The window positions, low eaves and separation between the buildings protect the amenity of 108 Higher Road. The garage and porch demolition is part of the scheme and leaves the bungalow with adequate accommodation, garden space and parking.

The proposal accords with the National Planning Policy Framework, the Ribble Valley Core Strategy and the Longridge Neighbourhood Development Plan. Planning permission should therefore be granted.

Policy references

- Ministry of Housing, Communities and Local Government, National Planning Policy Framework, September 2026 https://www.gov.uk/government/publications/national-planning-policy-framework--2
- Ribble Valley Borough Council, Core Strategy 2008 to 2028, adopted December 2014 https://www.ribblevalley.gov.uk/downloads/file/1700/adopted-core-strategy
- Longridge Town Council and Ribble Valley Borough Council, Longridge Neighbourhood Development Plan 2018 to 2028, made April 2019 https://www.ribblevalley.gov.uk/downloads/file/1317/longridge-neighbourhood-plan
- Department for Environment, Food and Rural Affairs, Biodiversity net gain exempt developments, updated August 2026 https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments

Policy documents reviewed 9 October 2026.