


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>14/05/25</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>14/05/25</b>
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<b>Application Ref:</b>	3/2025/0040			 <b>Ribble Valley Borough Council</b> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	17/04/25	<b>Site Notice:</b>	17/04/25	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey extension to rear, single storey extension to side and porch to front.
<b>Site Address/Location:</b>	Mottram, Higher Commons Lane, Balderstone, BB2 7LR

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received with respect to the proposed development.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:****Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport & Mobility  
Policy DME3: Site and Species Protection and Conservation  
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2013/0380: Application for Lawful Development Certificate for the proposed erection of Dormers to the rear elevation of the dwelling (Approved).

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a detached bungalow dwelling known as Mottram, accessed off Higher Commons Lane and comprising render and brickwork to the external elevations, Rosemary roof tiles and

white uPVC windows and doors. The site to which the proposal relates is located within the Open Countryside, approximately 330m west of the defined settlement area of Osbaldeston and the surrounding area is predominantly rural in character, primarily consisting of open agricultural fields with small clusters of built form.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a single storey rear extension, single storey side extension and front porch.

The proposed rear extension would project 4.5m from the rear elevation of the application property and would extend a width of 8.7m. A flat roof form would be incorporated with a maximum height of 3.6m. To the rear elevation, 2no. windows and a personnel door would be featured, along with a set of double doors to the south-western side elevation.

The proposed side extension would project 3m from the south-western side elevation with a depth of 4.1m. A pitched roof form would be featured measuring 3m to the eaves and 5m to the ridge. 1no. window would be included to both the front and side elevation, along with an additional window and personnel door to the rear.

The proposed front porch would measure 1.5m by 2.4m and would have an eaves and ridge height of 3.2m and 4.6m respectively. To the front elevation 1no. window opening would be included, while an access door would be featured to the north-eastern side elevation.

With respect to materiality, the proposal would be finished in render and brickwork to the external elevations, rosemary roof tiles and white uPVC windows and doors to match the existing dwellinghouse.

As part of the overall proposal, the existing dining room window featured to the rear of the main dwellinghouse would also be replaced with double doors.

**Principle of Development:**

The proposal relates to a domestic extension and alterations to an established residential property and is therefore considered acceptable in principle subject to an assessment of the material planning considerations.

**Impact Upon Residential Amenity:**

The openings proposed to the development would provide views solely towards the private amenity space associated with the application property and the open agricultural fields which border the site to the north-west, south-west and south-east. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

Furthermore, the proposed side extension would not result in any undue harm upon any neighbouring residents by way of overshadowing, loss of outlook or daylight insofar that it would be sited to the south-western elevation of the application property and would therefore be adequately distanced from nearby residential receptors. The proposed rear extension would be sited in close proximity to the common boundary with the adjacent dwellinghouse known as Camroyd; however, the proposal would extend 4.5m from the rear elevation of the application property and would be sited approximately 4m from Camroyd, with this neighbouring property also benefiting from an existing single storey rear extension. Taking account of this, it is not anticipated that the proposed rear extension would result in any significant detrimental impact upon these neighbouring occupants that would warrant the refusal to grant planning

permission. Any impact arising as a result of the proposed front porch would also be minimal, given its relatively modest size and distance from nearby dwellings.

Accordingly, the proposed development is considered acceptable with respect to impact upon residential amenity.

#### **Visual Amenity/External Appearance:**

The proposed rear extension would not be afforded a high level of visibility, being sited to the rear of the property and therefore screened from public view by the dwellinghouse itself. Notwithstanding this, the proposal would be of a size and scale that would appear appropriate when read in context with the existing built form of the application property and would not read as an overly incongruous or over dominant addition to the proposal site or surrounding area.

Furthermore, whilst the proposed side extension and porch would be publicly viewable from Higher Commons Lane, the proposed additions would read as relatively modest additions to the property, by way of their overall size, scale and design. As such, any resulting impact upon the existing visual amenities of the dwellinghouse or surrounding landscape would be minimal.

The proposed works would also be finished in materials to match the external appearance of the existing dwellinghouse, including render and brickwork, rosemary roof tiles and white uPVC windows and doors, ensuring visual integration and further reducing the impact of the proposal.

Taking account of the above, it is not anticipated that the proposed development would result in any detrimental harm upon the existing visual amenities of the immediate or wider locality.

#### **Highways and Parking:**

Lancashire County Council Highways have not been consulted on the proposed development; however, the proposal would not result in an increase in the number of bedrooms at the site, nor or any alterations to the existing parking arrangements or site access proposed. As such, it is not considered that the proposed works would result in any measurable undue impact upon highway safety or parking.

#### **Landscape/Ecology:**

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 24<sup>th</sup> March 2025. The report concludes that no evidence was recorded to suggest bats were roosting within the building and no bats were observed or recording using the building for roosting. The property is considered to be of negligible potential for roosting bats and the survey efforts are considered to be reasonable to assess the roost potential of the building with no further survey work deemed necessary.

Despite this, a Precautionary Method Statement and Reasonable Avoidance Measures are recommended in order to minimise or remove any potential disturbance to roosting bats. The measures outlined within the report have been secured by way of a planning condition.

#### **Observations/Consideration of Matters Raised/Conclusion:**

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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