


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	16/05/2025	Manager:	SK	Date:	16.5.25
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Application Ref:	3/2025/0163			 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	13/05/2025	Site Notice:	15/04/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				

Development Description:	Proposed loft conversion, dormer to rear and two velux rooflights to front.
Site Address/Location:	4 Church Street, Ribchester, PR3 3XP

CONSULTATIONS:	Parish/Town Council
No response received.;	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	<p>Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to conditions relating to the submission and approval of a Construction Management Plan, restriction on delivery times and the inclusion of cycle storage.</p> <p>Updated comments provided 16/05/2025 following submission of CMP. The LHA consider this to be acceptable.</p>
RVBC Countryside:	Recommends conditioning the details outlined within the Precautionary Method Statement and Reasonable Avoidance Measures.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME4: Protecting Heritage Assets</p> <p>National Planning Policy Framework (NPPF)</p>
Relevant Planning History:

3/2021/0839

Proposed loft conversion, dormer to rear and two velux rooflights to front.

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a two-storey semi-detached dwelling located within the Tier 2 Settlement of Ribchester. The site is also located within the Ribchester Conservation Area and the rear of the site adjoins the Ribchester Roman Fort Scheduled Ancient Monument. The surrounding area is predominantly residential with an area of open space and a tree corridor to the South and West of the site.

Proposed Development for which consent is sought:

Consent is sought for the insertion of a dormer to the rear roof slope and the addition of 2 no. rooflights to the front elevation. The rear dormer would have a pitched roof with a width of approximately 2.5m, a length of 3.2m and a height of approximately 1.7m.

The proposal also includes the addition of 2 no. conservation style rooflights to the front roof slope of the dwelling.

The proposal is similar to the scheme approved under planning re: 3/2021/0839 which is no longer extant.

Principle of Development:

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

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible’*

The proposed dormer would increase overlooking to the rear gardens of Church Street however this is not considered to be dissimilar to the level of overlooking from existing first floor windows and would not warrant refusal of the scheme.

Accordingly, it is not considered that the works proposed would result in any measurable undue harm upon the existing amenities of any nearby residents in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance and impact on Conservation Area:

The application property is situated within the Ribchester Conservation Area. With reference to making decisions on applications for development in a Conservation Area, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

"... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that *'proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance.'*

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.'

Lastly, Policy DMH5 states that:

'Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located'.

There is no objection to the insertion of two rooflights to the front elevation of the dwelling as these are not highly visible due to the narrow street and high eaves height of the dwellings. Similar rooflights have been granted at the adjacent property at no. 5 Church Street. In addition, other rooflights can be seen along Church Street and they are considered to have a neutral impact on the character, appearance and special interest of the Ribchester Conservation Area.

The size, scale, design and materials of construction of the dormer would be similar to that previously approved in 2021.

The dormer is considered to be a modest addition and would not dominate the roof slope and due to the existing dense tree cover, would not likely be prominent from public view. Subject to a condition securing appropriate materials of construction, the proposal is considered to preserve the character and appearance of the Ribchester Conservation Area and complies with Key Statement EN5 and Policies DMG1, DME4 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The Local Highway Authority have been consulted on the application. They do not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to conditions.

They note that the development would increase the number of bedrooms from 3 bedrooms to 4 bedrooms and note that currently the dwelling has no off-road parking provisions and therefore makes use of on street parking. They also note that there are parking restrictions along Church Street in the form of double yellow lines and school zigzags. They suggest the inclusion of a condition for the provision of cycle storage.

Where deliveries for the construction of the development are required, they would recommend that these deliveries are limited to after 9:30am and before 2:30pm to avoid conflict with school pedestrians walking to and from Ribchester St. Wilfrid's C of E Primary School and the associated increase in traffic during school start and finish times.

The LHA also recommend a Construction Management Plan (CMP) or Construction Method Statement (CMS) be submitted to and approved in writing by the Local Planning Authority. The agent for the application has since submitted this document and the LHA have confirmed that this is acceptable. It would therefore be reasonable to condition the development to be implemented in accordance with those details.

With regards to parking, the proposal would increase the number of bedrooms, the existing property does not have any on-street parking and the loft could be converted without a dormer to habitable accommodation under permitted development which considered to be a realistic fall-back position. As such, the lack of parking would not warrant refusal of the scheme. It is not considered reasonable to request the provision of cycle storage by way of condition for a householder extension application as this is not proportionate to the scale of development.

Subject to the above recommendations, the proposal is considered to accord with Policies DMG1 And DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

An updated Preliminary Bat Roost Assessment Report has been submitted with the application, dated 26th March 2025. The report concludes that no evidence was recorded to suggest bats were roosting within the building and no bats were observed or recorded using the building for roosting. The property is considered to be of negligible potential for roosting bats and the survey effort is considered to be reasonable to assess the roost potential of the building with no further survey work deemed necessary.

Despite this, the report recommends ecology enhancements by way of the installation of a bat box, which could be secured by way of planning condition.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

Other matters:

The site lies adjacent to the Ribchester Roman Fort Scheduled Ancient Monument. Policy DME4 states that:

“Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported”.

Given the application relates to roof works only, the proposed development is not considered to impact on the Scheduled Ancient Monument.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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