


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	22/5/25	Manager:	LH	Date:	27/5/25
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Application Ref:	3/2025/0183			 <div>Ribble Valley Borough Council</div> <hr/> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	18/4/25	Site Notice:	18/4/25	
Officer:				
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed second storey extension with solar panels to bungalow, front porch, single storey rear extension, detached garage to front of property, detached summer house to rear garden.
Site Address/Location:	Avondale, Sawley Road, Grindleton, BB7 4QS.

CONSULTATIONS:	Parish/Town Council
Grindleton Parish Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to the proposed detached garage being sited at least three metres into the application site.
RVBC Countryside:	No objections.
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport Considerations Policy DME3: Site and Species Protection and Conservation Policy DME4: Protecting Heritage Assets Policy DME5: Renewable Energy Policy DMH5: Residential And Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 National Planning Policy Framework (NPPF)
Relevant Planning History:

No recent planning history relevant to the determination of this application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached true bungalow property situated within the defined settlement area of Grindleton. The application property comprises an 'L' shaped footprint and consists of stone elevations, UPVC windows and a slated cross gabled roof. Access to the property is from Sawley Road with the property comprising a front driveway and sizeable rear garden area which extends towards open fields to the South-east of the site. The surrounding area is predominantly residential in character with the wider area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the following works:

- Proposed first floor extension with solar panels and adjoining rear single storey lean-to extension
- Proposed front porch extension
- Detached double garage to front of property
- Detached summerhouse to rear of property

Impact upon Character/appearance of Conservation Area:

The application site lies within the Grindleton Conservation Area. Having regard to proposals for development with the potential to impact upon Conservation Areas, Section 72 of the Planning (Listed Buildings 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."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Grindleton Conservation Area Appraisal (2005)* identifies the following elements as contributing to the Conservation Area's special interest:

- Visibility of Grindleton within surrounding National Landscape
- The survival of the village's medieval street plan
- Numerous historic buildings
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village
- Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill

The Conservation Area's key views are listed as the panoramic views of Pendle Hill from the upper end of the Main Street, Sawley Road and the Methodist Chapel. Threats to the Conservation Area are listed as the continuing loss of original architectural details and use of inappropriate modern materials or details.

In this instance, the proposed summerhouse would be sited to the rear of the application property and would therefore not be readily visible within the Conservation Area however the proposed first floor extension and solar panels, front porch and detached garage would be publicly visible within the Conservation Area from Sawley Road. Notwithstanding this, the application site sits amongst the village's more modern development (the adjacent properties of Little Orchard and Karaka and residential properties on Valley View and Meadowside) away from the historic built form in and around Main Street therefore the proposed development would appropriately assimilate into the existing street scene on Sawley Road. Furthermore, the proposed first floor extension and solar panels, front porch and detached garage would not be directly read in concert with any of the area's Listed Buildings, Buildings Of Townscape Merit, key views or other elements of special interest referenced above.

Accordingly, whilst the proposed development would be visible from within the Conservation Area, its impact upon the historic significance of the area would be largely neutral therefore it is not considered that the proposed development would detract from or result in any harm to the character and appearance of the Conservation Area. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the North-western windows proposed for the first floor extension would face into the existing street scene on Sawley Road and would therefore not provide any new opportunities for overlooking into neighbouring properties. Similarly, the South-eastern facing windows within the proposed first floor extension would predominantly provide views into the property's rear garden area as with the rear first floor window openings within the adjacent neighbouring properties of Little Orchard and Karaka. These window openings would therefore not unduly compromise the privacy of either adjacent neighbouring property.

Two small window openings are proposed for the North-eastern side elevation of the proposed first floor extension which could potentially interface with a first floor window opening within the South-western gable end of Little Orchard however both window openings would serve non-habitable rooms (a WC and utility room) and would therefore not result in intervisibility between habitable rooms. Furthermore, a condition has been imposed on this consent requiring obscured glazing to be retained for these window openings so as to protect the amenity of the adjacent neighbouring property.

A bedroom window opening is proposed for the South-western side elevation of the proposed first floor extension which would face towards the adjacent neighbouring property of Karaka however a sufficient separation distance would be in place between the bedroom window and the adjacent neighbouring first floor window opening, with no direct interface between these window openings. The bedroom window opening would therefore not compromise the privacy of the adjacent neighbouring property.

The North-eastern side elevation of the proposed first floor extension would be sited close to the common boundary shared with Little Orchard however the additional increase in height from the proposed extension (relative to the height of the property's existing roof ridgeline) would be largely contained within the extension's gabled roof profile, with the extension's North-eastern roof profile sloping away from the adjacent neighbouring property. As such, the proposed first floor extension would have no unacceptable overbearing impacts upon the adjacent neighbouring property of Little Orchard.

In addition, analysis shows that the siting of the proposed detached garage, front porch and summerhouse would have no undue impacts upon neighbouring amenity with respect to losses of privacy, natural light or outlook.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

Paragraph 189 of the NPPF provides guidance in relation to proposals for development within the setting of Areas Of Outstanding Natural Beauty (now known as National Landscapes) as follows:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty...development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Key Statement EN2 of the Core Strategy provides similar guidance:

'The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

Policy DME5 of the Core Strategy seeks to support the use of renewable energy schemes, subject to assessment of the visual impact of the proposal, including design, colour, scale and impact upon the surrounding landscape, with a greater degree of scrutiny to be applied to proposals for renewable energy schemes within or close to the Forest Of Bowland National Landscape.

In this instance, the addition of the proposed first floor extension would involve a subsequent increase in height to the application property however analysis shows that the roof ridgeline of the first floor extension would remain sited well below the adjacent roof lines of Little Orchard and Karaka. In addition, only half of the application property would be subjected to the proposed upper extension, with the remaining half of the property's roofline remaining as existing. Furthermore, the overall increase to the footprint of the existing dwelling would be largely comprised within the proposed single storey lean-to extension which would be a modestly sized addition to the property in terms of its height and footprint

that would remain screened from public view to the rear of the property. Moreover, both the proposed first floor extension and adjoining rear single storey lean-to extension would be detailed in render to differentiate them from the property's existing sandstone profile which in turn would break up the bulk and massing of these additions. As such, the proposed first floor extension and adjoining rear single storey lean-to extension would read as subservient and congruent additions to the host property and existing street scene.

The solar panels proposed for the South-western roof slope of the proposed first floor extension would be publicly visible from Sawley Road in views from directly outside the application site however the solar panels would not face directly into the existing street scene on Sawley Road and would otherwise remain predominantly screened from public view behind the adjacent neighbouring properties of Little Orchard and Karaka on approach to the site from the North-east and South-west respectively. In addition, the proposed solar panels would be sited within a roof profile forming part of a modern extension to a modern property sited between two equally modern properties. As such, it is not considered that the proposed microregeneration equipment would be overtly conspicuous or at odds with the existing character of the area.

The proposed porch extension and detached double garage would be sited to the front of the application property and would therefore be visible in the public realm however these would both be modestly sized structures in terms of their footprint and height and would therefore read as subservient and proportionate additions to the host property and application site. The proposed summerhouse building would be an equally modest structure in terms of its height and footprint and would therefore also read as an acceptable addition to the application site. Furthermore, the summerhouse would be sited within the application property's rear garden area therefore the visual impact of this structure would be minimal.

Taking account of all of the above, it is considered that the proposed development would appropriately assimilate into the application site and it is not considered that the works proposed would be harmful to the visual amenities of the immediate area or setting of the wider National Landscape to the North and West of the application site. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DME5 of the Core Strategy.

Highways and Parking:

Lancashire County Council Highways have been consulted on the application. No major concerns have been raised from the LHA however their response advises for the proposed detached garage to be sited at least 3 metres into the application site in order to preserve the site's existing visibility splays. Further reference has been made to a minor shortfall of internal width within the proposed double garage however no concerns have been raised in relation to this on the basis that the application site could still accommodate a sufficient level of off-street parking following implementation of the development as proposed. Amended plans have since been provided which show the proposed detached garage sited at least 3 metres into the application site as requested. In addition, the internal width of the proposed garage has also been increased to meet with the size requirements as specified in the LHA response. In light of these changes, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Protected Species

Construction of the proposed first floor extension has potential implications with respect to disturbances to protected species therefore a preliminary ecological appraisal has been provided in support of the application. The results of the submitted survey acknowledge a low to moderate level of bat foraging habitat within the proximity of the application site however the application property was observed to

have a negligible level of bat roost potential, with no current or historic evidence of bats observed on site. As such, no further survey work has been recommended however the submitted ecology report includes a method statement comprising numerous working practices and compensatory measures. Compliance with the aforementioned working practices and compensatory measures has been secured through the imposition of a condition.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of a householder planning application.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity, the visual amenities of the area or historic character of the Grindleton Conservation Area. Furthermore, the development as proposed does not raise any concerns with respect to highway safety or the ecology of the area.

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

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