


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	05/11/25	Manager:	KH	Date:	05/11/25
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Application Ref:	3/2025/0185			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	10/04/25	Site Notice:	10/04/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement roof and extension to rear.
Site Address/Location:	144 Ribchester Road, Clayton-le-Dale, BB1 9EE

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
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 DME1: Protecting Trees & Woodland
Policy DME3: Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2007/0359: Disabled bathroom extension (Approved).
3/1996/0252: Detached double garage (Approved).
3/1992/0362: Dormer bathroom extension (Approved).

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

The application relates to a dormer bungalow property at no.144 Ribchester Road comprising brickwork and pebble dash render to the external elevations. The site to which the proposal relates is located just beyond the defined settlement limits of Wilpshire, on land that benefits from an Open Countryside designation.

Proposed Development for which consent is sought:

Consent is sought for the construction of a replacement roof, including a hip to gable roof enlargement and new dormer to the rear, as well as a single storey rear extension. It is noted that work has already commenced on site.

The proposed rear extension would project a maximum of 6m from the rear elevation of the existing dwellinghouse and would have a width of 15.3m to extend the full width of the dwellinghouse. A lean-to roof form with 3no. roof lights would be incorporated measuring 2.6m to the eaves and 4m to the ridge. To the rear of the extension two sets of double doors and a window would be featured, along with a personnel door to the north-western side elevation.

The proposed lean-to dormer would project 4.8m from the proposed replacement roof, with a length of 8.2m. To the main elevation 3no. windows would be incorporated.

With respect to materiality, the proposed rear extension would be finished in brickwork and pebbledash render to match the existing property, whilst grey concrete tiles would be featured to the roof. The proposed dormer extension would be clad in grey uPVC boarding.

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:

The openings proposed to the single storey rear extension would provide views predominantly towards the private amenity spaces associated with the application property and would not have a direct interface with any neighbouring habitable room windows. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The windows to the proposed rear dormer extension would also provide similar views to those afforded by the existing rear dormer, while the windows to the front and side elevations of property would remain largely unchanged, with the existing window to north-western side dormer proposed to be re-instated within the new gable. It is therefore not considered that the proposed works would result in any significant impact upon existing privacy levels.

The development would also remain adequately distanced from nearby residential receptors so as to mitigate any significant risk of overshadowing, loss of outlook or daylight. The proposed development would be sited in excess of 7m from No.142 Ribchester Road and 8m from No.146 Ribchester Road and while the replacement roof would increase the overall height of the property, particularly to the south-eastern extents of the dwelling, No.142 does not benefit from any existing openings to its north-western gable elevation. As such, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

It is not considered that the proposed development would result in any significant detrimental harm to the existing visual amenities of the application property or wider street scene. Ribchester Road is not characterised by a strong sense of uniformity, featuring a variety of house types including true bungalows,

dormer bungalows and two-storey dwellings, with varying architectural features and external facing materials. Whilst the replacement roof would result in a change from a hip to gable roof form, the neighbouring property at No.142 Ribchester Road already benefits from a gable roof, along with numerous other dwellings within the immediate locality, and therefore it is not considered that the proposed works would appear discordant or anomalous when read in context with the surrounding built form. It is also not considered that the increase in ridge height would result in significant detrimental harm that would warrant the refusal to grant planning permission in this particular case, given the fact that there are a variety of different house types, with differing roof forms and ridge heights, within the immediate area.

Furthermore, whilst the proposed rear dormer and single storey extension would not be afforded a high level of visibility from the adjacent public realm, the proposed additions would remain sympathetic to primary dwellinghouse by virtue of their overall size, scale and design. The proposal would also be finished in materials which would appear in keeping with the external appearance of the existing property, including brickwork and pebbledash render, grey concrete roof tiles and grey uPVC boarding, ensuring visual integration and further reducing the impact of development.

Accordingly, the proposal is considered acceptable with regards to visual amenity and external appearance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development. The property benefits from ample on-site parking provision and no changes are proposed to the existing parking arrangements or site access.

Landscape/Ecology:

A Preliminary Bat Roost Assessment report has been submitted with the application dated 30th November 2024. The report concludes that there is negligible roosting habitat for bats in the building and therefore no further survey work is deemed necessary. However, in the event that any bats are discovered, disturbed or harmed during the development, all work must cease immediately, and further advice sought from a Licenced Ecologist.

No evidence of nesting birds was found in the building; however, the surrounding garden has good quality habitat for birds and therefore it is recommended that any building/ tree and scrub removal be undertaken outside of the bird breeding season (1st March to 31st August inclusive) unless a close inspection of the site is carried out by a Licenced Ecologist immediately prior to commencement. However, as work has already commenced on site, there is not considered to be any merit in imposing a condition with regards to the above. The incorporation of a bat box and 2no. bird boxes is also recommended. This has been secured by way of a condition.

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

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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