

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

|                |                 |           |              |                   |                 |           |              |               |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|---------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>EP</b> | <b>Date:</b> | <b>06/06/2025</b> | <b>Manager:</b> | <b>SK</b> | <b>Date:</b> | <b>9.6.25</b> |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|---------------|

|                                    |            |                     |     |                                                                                                                                                                                                               |
|------------------------------------|------------|---------------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 2025/0187  |                     |     | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 29/05/2025 | <b>Site Notice:</b> | N/A |                                                                                                                                                                                                               |
| <b>Officer:</b>                    | EP         |                     |     |                                                                                                                                                                                                               |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |     | <b>APPROVAL</b>                                                                                                                                                                                               |

|                                 |                                                                                            |
|---------------------------------|--------------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed demolition of existing conservatory and erection of single-storey rear extension. |
| <b>Site Address/Location:</b>   | 10 Ribblesdale View, Chatburn BB7 4BB.                                                     |

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|-----------------------|----------------------------|
| <b>CONSULTATIONS:</b> | <b>Parish/Town Council</b> |
| No comments received. |                            |

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

|                       |                                    |
|-----------------------|------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Additional Representations.</b> |
| No comments 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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

No planning history.

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

The application relates to a mid-terraced property in Chatburn fronting Ribblesdale View. The surrounding area is predominantly residential in nature and the application site does not fall on any designated land.

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

The application seeks consent for the erection of a single-storey rear extension to accommodate an extended kitchen area. The existing conservatory and small kitchen outrigger will be demolished to accommodate this.

**Impact Upon Residential Amenity:**

The application dwelling has two adjacent neighbours known as No.8 and No.12 Ribblesdale Place. No.12 is to the North of the application site, where the existing conservatory sits adjacent to the shared boundary line. The proposed extension will comprise a similar footprint on the northern side of the dwelling. As such, it's not considered there would any significant increased impact in respect to loss of light or overbearing impact.

Similarly, No.10 is located to the southern side of the development, where the existing kitchen outrigger is located. Whilst the proposed extension has a greater length than the existing outrigger, given the orientation of the extension sloping north, it is not considered the impact would be unacceptable.

Furthermore, a similar extension could be erected utilising permitted development rights.

**Visual Amenity/External Appearance:**

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. 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, including impact on landscape character, as well as the effects of development on existing amenities.*

The proposed extension is located to the rear of the application dwelling and as a result is largely out of site from within the public realm. Nonetheless, the proposal is to be constructed utilising using render to the elevations and a slate roof. This is consistent with the application property and surrounding area. As such, despite the screened location, the development will integrate sufficiently into the area.

In regard to footprint, the proposed extension is modest projecting just 3 metres from the rear elevation of the dwelling, with an eaves and ridge height of 2.2m and 3.7m respectively. Overall, the extension will remain entirely subservient to the host dwelling. In addition, the scale is consistent with something that could likely be erected utilising permitted development rights.

**Highways and Parking:**

No highways safety implication identified.

**Landscape/Ecology:****Bats.**

A preliminary bat roost assessment was carried out at the application site on 10.04.2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

However, it is considered that there is an opportunity to boosting roosting potential via the installation of artificial bat boxes.

BNG.

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

**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.

**RECOMMENDATION:**

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