


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>05/06/25</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>05/06/25</b>
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<b>Application Ref:</b>	3/2025/0205			 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>
<b>Date Inspected:</b>	10/04/25	<b>Site Notice:</b>	10/04/25	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey extension to rear.
<b>Site Address/Location:</b>	46 Durham Road, Wilpshire, BB1 9NH.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
A consultation response from Wilpshire Parish Council was received on 7 <sup>th</sup> May 2025 raising no objection 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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

No planning history relevant to the determination of this application.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a two-storey detached dwellinghouse at no.46 Durham Road. The property comprises brickwork and white uPVC windows and benefits from an existing single storey, flat roof integral garage. The site to which the proposal relates is located within the defined settlement area of Wilpshire and the property benefits from no other designations or constraints.

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

Consent is sought for the construction of a single storey rear extension.

The proposed extension would project approximately 9.2m from the rear elevation of the existing garage and 4m from the rear of the main dwellinghouse, with a total width of 5m. A flat roof form would be incorporated measuring 3m in height, while a set of bi-folding doors would be featured to the rear elevation, along with a large window to the eastern facing side elevation.

With respect to materiality, the proposed extension would be finished in brickwork and uPVC windows to match the existing property.

As part of the overall proposal, a new set of bi-folding doors would also be included to the rear elevation of the main dwellinghouse.

**Principle of Development:**

The proposal relates to a domestic extension 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 proposed window openings would not have a direct interface with any neighbouring properties and would largely provide views towards the private amenity space associated with the application property. As such, it is not considered that the proposal would result in any new opportunities for direct overlooking or loss of privacy in this particular instance.

The proposed extension would be sited adjacent the common boundary with the neighbouring residential property at no.48 Durham Road. Despite this, the proposed extension would remain approximately 3.5m from no.48 Durham Road at its closest point and would be adequately screened by the existing tall vegetation which marks the shared boundary. The flat roof nature of the proposal and its easterly siting would also mean that any resultant overshadowing or loss of light would largely occur in the early hours of the day. Given the above, it is not anticipated, on balance, that the proposed development would result in any significant detrimental harm upon the existing amenities of no.48 Durham Road that would warrant a refusal to grant planning permission in this particular instance. The proposal is also considered acceptable with respect to no.44 Durham Drive insofar that an adequate separation distance would be retained.

**Visual Amenity/External Appearance:**

The proposed development would not be afforded a high level of visibility from the adjacent public realm being sited towards the rear of the existing integral garage and therefore screened from view by the dwellinghouse itself.

Notwithstanding this, the proposed extension would appear appropriate in size and scale in relation to the existing built form of the property and would not read as an incongruous or over dominant addition to the proposal site or surrounding area. The extension would also be finished in materials to match the existing dwellinghouse, including brickwork and uPVC windows, ensuring visual integration and further reducing the impact of the proposal.

Taking account of the above, it is not considered that the proposed works would result in any measurable undue 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 would it involve any alterations to the existing parking arrangements or site access. The proposal is therefore considered acceptable with respect to highway safety and parking.

**Landscape/Ecology:**

No ecological constraints have been identified with respect to the proposed development. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements 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, the application is recommended for approval.

**RECOMMENDATION:**

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