


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	21/05/25	Manager:	KH	Date:	21/05/25
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Application Ref:	3/2025/0219			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	13/05/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey extension to side.
Site Address/Location:	5 Thirlmere Drive, Longridge, PR3 3LE.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
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 DMG3: Transport & Mobility
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 semi-detached two-storey dwellinghouse at no.5 Thirlmere Drive. The property comprises brickwork to the external elevations, grey roof tiles and white upVC windows and benefits from an existing single storey rear extension and an existing lean-to timber store to the north-eastern side elevation. The site to which the proposal relates is located within the defined settlement area of Longridge 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 side extension.

The proposed extension would project 2.2m from the north-eastern gable elevation of application property and would extend a depth of 8.9m. A lean-to roof form would be incorporated measuring 2.4m to the eaves and 3.4m to the ridge. To the front elevation, 1no. window would be featured, along with a full height glazed opening to the rear.

With respect to materiality, the proposal would be finished in brickwork, grey roof tiles and white uPVC windows to match the existing 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 openings proposed to the front and rear of the extension would provide views similar to those afforded by the existing window configuration featured to the front and rear elevations of the existing dwellinghouse. As such, now new opportunities for direct overlooking or loss of privacy would be resultant in this respect.

Furthermore, it is not considered that the proposed extension would result in any significant detrimental harm upon the neighbouring residents at no.7 Thirlmere Drive by way of overshadowing, loss of outlook or daylight that would warrant the refusal to grant planning permission. It is noted that no.7 Thirlmere Drive benefits from a ground floor window opening to the rear of an existing two-storey side extension situated within close proximity to the common boundary with the application property. However, this window is already considered to be somewhat compromised by the existing built form of the application property, including the lean-to timber store attached to north-eastern gable elevation of the application property which is proposed to be replaced by the extension. In this context, it is not considered that the proposed development would result in any significantly greater impact upon the residents of no.7 Thirlmere Drive than that of the existing and therefore to refuse the application on this basis would be unreasonable.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed extension would be publicly viewable from Thirlmere Drive; however, the proposal would be of a size and scale which would appear appropriate when read in context with the existing built form of the dwellinghouse. The proposed development would also be finished in materials to match the external appearance of the existing property, including red brickwork, grey roof tiles and white uPVC windows, ensuring visual integration and further reducing the impact of the proposal.

Accordingly, it is not considered that the proposed works would result in any adverse harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

A consultation response from Lancashire County Council Highways was received on 9th April 2025 requesting further information with respect to the number of bedrooms at the site. Following confirmation from the agent that the property is a two-bedroom dwelling, the Local Highway Authority have raised no objection to the proposed development. 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.
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