


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	23/05/25	Manager:	KH	Date:	23/05/25
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Application Ref:	3/2025/0226			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	07/05/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing side extension and front porch, erection of two-storey side extension and single-storey extension to rear. Rear dormer extension, front entrance canopy, replacement windows and doors and new parking arrangement.
Site Address/Location:	Lane Ends Farmhouse, Nightfield Lane, Balderstone, BB2 7LJ.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
<p>One letter of representation has been received. The concerns outlined within the letter can be summarised as below:</p> <ul style="list-style-type: none"> • Loss of privacy; • Loss of light; • Increased noise disturbance as a result of the siting of the extension and construction works; • Connections to neighbouring property; • The use of heavy plant machinery and goods vehicles; • Increase in traffic and parked vehicles. 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p> <p>Relevant Planning History:</p>

No previous planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey dwellinghouse known as Lane Ends Farmhouse, accessed off Nightfield Lane, Balderstone. The property comprises render to the external elevations, slate roof tiles and timber effect uPVC windows and doors. The site to which the proposal relates is located within the Open Countryside and the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing side extension and front porch and construction of a new two-storey side extension, single-storey rear extension, rear dormer and front entrance canopy, along with replacement windows and doors and a new parking arrangement to the front of the property.

The proposed two-storey side extension would project 4.8m from the eastern gable elevation of the application property and would extend a depth of 7.3m. A pitched roof form would be incorporated measuring 4.8m to the eaves and 7.6m to the ridge. To the front elevation 1no. window would be featured at both ground and first floor, whilst to the eastern side elevation a full-length glazed opening would be included at ground floor, along with 1no. window at first floor.

The proposed single storey rear extension would have a rearward projection of 3m and width of 9.4m and would incorporate a lean-to roof with an eaves and ridge height of 2.4m and 3.7m respectively. To the rear elevation a set of bi-folding doors and 1no. window would be featured, whilst a large element of glazing would be included to the eastern side elevation.

The proposed rear dormer extension would project 3.2m from the roof slope of the application dwelling, with a height of 2.3m and length of 2.4m. To the main elevation, 1no. window would be featured.

The proposed front entrance canopy would measure 1.4m by 4.8m with an eaves and ridge height of 2.2m and 3.2m respectively.

With respect to materiality, the proposed development would be finished in brickwork, slate roof tiles and aluminium windows and doors.

As part of the overall development, it also proposed to install 4no. rooflights to the front elevation of the property.

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 featured to the front and rear elevations of the proposed single storey and two-storey extensions, as well as the ground floor windows proposed to the eastern gable elevation, would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

It is noted that concerns have been raised with respect to the first-floor window to the eastern side elevation of the two-storey side extension. However, this window would not have a direct interface with any neighbouring habitable room windows and would provide views predominantly towards the rear garden area of the application dwelling which extends to the east of the property. In this respect, it is not considered that the proposed window would result in any significant loss of privacy to the neighbouring occupants at Lane Ends Barn that would warrant the refusal to grant planning permission or justify the imposition of a condition requiring the window to be obscurely glazed and non-opening.

Furthermore, whilst the proposed dormer window would provide elevated views towards the rear garden area of the adjoining property known as Lane Ends Cottage, these views would be similar to those afforded by the existing first floor windows. The resultant impact upon the existing privacy of Lane Ends Cottage is therefore considered to be limited.

The proposed two-storey side extension would be sited within close proximity to the neighbouring dwellinghouse at Lane Ends Barn which benefits from a number of existing windows to its western elevation. However, the first-floor window to Lane Ends Barn is understood to serve a bathroom which is not considered a habitable room and therefore any resultant loss of light to this opening would not warrant the refusal to grant planning permission. Moreover, whilst it is understood that the ground floor window serves an existing study, this opening is already considered to be somewhat compromised by the existing built form of the application property and therefore it is not considered that the proposed extension would result in any significant detrimental harm upon Lane Ends Barn by way of overshadowing or loss of light that would justify the refusal to grant planning permission in this particular instance.

Furthermore, it is not anticipated that the proposed single storey rear extension would result in any measurable undue harm upon the existing amenities of Lane Ends Cottage, insofar that the proposal would be adequately screened by the existing extensions featured to the rear of this neighbouring property. The proposed entrance canopy is also considered acceptable given its relatively modest size, scale and distance from nearby residential receptors.

It is noted that concerns have been raised with respect to noise disturbance arising from construction, as well as the proximity of the proposed extensions to neighbouring residential receptors. However, the proposal relates to a relatively small-scale development involving the domestic extension of and alterations to an established residential property and therefore the disturbance caused by the associated construction works is not expected to be significant. Furthermore, the noise resulting from the occupation of the proposed extensions is not anticipated to be any greater than that which would be caused by the domestic use of the existing dwellinghouse.

The issues raised with respect to connections to neighbouring properties, including the installation of a wall mounted water tap/hose, are also considered private matters and do not form a material planning consideration in the determination of this application.

Taking account of the above, it is not considered that the proposed works would result in any significant adverse impact upon the existing amenities of any nearby residents that would warrant the refusal of the application.

Visual Amenity/External Appearance:

Whilst the proposed two-storey side extension would comprise a relatively large footprint, measuring 4.8m by 7.3m, the proposal would be set back from the principal elevation of the application property by approximately 0.9m and down from the main ridgeline. The proposal would therefore take a subservient position in relation to the primary dwellinghouse and would not appear an overtly incongruous or over dominant addition to the proposal site or surrounding area. The proposed single storey rear extension and

front entrance canopy would also appear appropriate in size, scale and design when read in context with the existing built form of the dwellinghouse and are therefore considered acceptable.

The proposed rear dormer extension has been amended since the initial submission of the application. The dormer was originally proposed flush with the rear elevation of the application property with a large vertical window featured to the rear. This was considered to result in a visually prominent addition to the rear of the property which would appear neither sympathetic to nor reflective of the existing character of the dwellinghouse. Following discussions with the agent, the proposal has been amended. The dormer is now proposed to be set above the eaves, with the size of the window opening also reduced. On balance, these amendments are considered sufficient to address the aforementioned concerns, particularly given a rear dormer extension, similar to that now proposed, could be constructed under permitted development without requiring planning permission in the first instance.

Furthermore, whilst the development is proposed to be constructed from brickwork which would introduce a new external facing material to the application property, this would match the external appearance of Lane Ends Barn and therefore would not appear an anomalous or discordant addition to the surrounding area. The replacement of the existing timber effect uPVC windows and doors with aluminium throughout and addition of rooflights to the front elevation of the main dwellinghouse is also considered acceptable.

Taking account of the above, it is not anticipated that the proposed works would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objection. The dwelling complies with the Local Highway Authority's (LHA) parking standards and the proposed extension to the existing off-street parking provisions will support turning within the site, allowing for ingress and egress in a forward gear. As such, the LHA are of the opinion that the proposed development will not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site subject to the imposition of conditions.

It is noted that the LHA have requested a condition requiring the submission of a Construction Management Plan (CMP) prior to work commencing. However, the proposed development relates to a relatively small-scale development and therefore it is not anticipated that the proposal would result in any significant disturbance that would warrant the submission of a CMP.

Concerns have also been raised by neighbouring residents with respect to the parking of vehicles along both Commons Lane and Nightfield Lane in association with the neighbouring Stuart Taylor Intl. workshop. However, this falls beyond the scope of this householder planning application.

Landscape/Ecology:

A Preliminary Bat Roost Assessment Report has been submitted with the application, dated 10th March 2025. The report concludes that no evidence was recorded to suggest bats were roosting within the building and no bats were observed or recorded using the building for roosting. The property is considered to be of negligible potential for roosting bats and the survey efforts are considered to be reasonable to assess the roost potential of the building with no further survey work deemed necessary.

Despite this, a Precautionary Method Statement and Reasonable Avoidance Measures have been recommended in order to minimise or remove any potential disturbance to roosting bats. The measures outlined within this section of the report have been secured by way of a planning condition.

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.