


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>13/05/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>22.5.25</b>
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<b>Application Ref:</b>	2025/0228			 <div>Ribble Valley Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>
<b>Date Inspected:</b>	12/03/2025	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	EP			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed raising of roof to accommodate a first-floor level. Two-storey side extension following demolition of existing single-storey side extension, insertion of ten rooflights and additional glazed openings.
<b>Site Address/Location:</b>	Stanacraft, Leys Close, Wiswell BB7 9DA.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
No objections.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
N/A	

**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:**

**2024/1031:** Proposed raising of roof to accommodate a first-floor level including first floor extension over existing garage. Two storey side extension following demolition of existing single storey side extension, insertion of ten rooflights and additional glazed openings. (refused)

**1999/0489:** Alterations to provide new guest bedroom with wc over existing garage and utility area. (refused – dismissed at appeal).

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

The application relates to a detached bungalow property hosting a corner position on the junction of Leys Close with Pendleton Road. The application site itself is not on any designated land and the surrounding area is predominantly residential in nature.

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

Consent is sought for a number of extensions and alterations, as listed below

- First floor extension across the main dwelling, comprising a substantial roof lift.
- Two-storey side extension following demolition of the existing conservatory.

**Impact Upon Residential Amenity:**

Policy DMG1 of the Ribble Valley Core strategy stipulates in relation to amenity that development must

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*

The application dwelling has two immediately adjacent neighbours known as Hollybank and 1 Leys Close. It is proposed that, by virtue of an additional storey, the roof of the application dwelling will be lifted. The main body of the roof, which currently measures approximately 5.6m in height to the ridge, will measure approximately 7m in height to the ridge. The existing dwelling also features a hipped roof, the proposal will have roof form that is flush with the gable.

Hollybank is located to the rear (north-east) of the application property. The proposed roof lift will result in an increase in height of approximately 1.4m. Whilst this may result in a small degree of light lost to private residential amenity space at Hollybank, it wouldn't be to a degree that would warrant refusal. Due to the position of the existing dwelling, the proposed roof lift would not result in any loss of light to habitable windows.

It is noted that there are concerns of the proposed new glazed openings on the north-west elevation of the application dwelling at first floor as it is deemed there is potential for overlooking into the front garden of Hollybank. It is recognised that there may be a slight increase in the perception of overlooking for the receptors of Hollybank. However, given the parcel of garden is located to the front of the curtilage and adjacent to the driveway, it is not considered that this area benefits from complete privacy as existing. Therefore, this alone would not warrant refusal. There are also concerns raised that the rooflights on the rear roof slope could create new opportunity for overlooking, this could be dealt with via an appropriate planning condition requesting obscure glazing and would therefore not warrant refusal.

No.1 Leys Close is located to the east of the application property, where the existing garage structure lies adjacent to the adjoining shared boundary. The existing attached garage will remain single-story and will provide a sufficient degree of separation between No.1 and the proposed development. As such, no adverse impact is expected in this respect.

**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 application dwelling hosts a visually prominent position within the street scene, accommodating a corner position on the junction of Leys Close with Pendleton Road. As such, careful consideration must be given into the impact of the proposed development on the character of the area.

The existing dwelling is a bungalow, it is proposed that the roof will be substantially lifted to accommodate a first floor. This first floor will extend across the main dwelling, excluding the attached garage. It is also proposed that a two-storey extension will be erected in replacement of the existing single storey conservatory in the western side elevation. Whilst the proposal would result in a substantial increase in the amount of built form, given there are varying styles of dwelling in the area, many benefiting from two - storeys, it is not considered the development would be an anomalous addition to the street scene.

In respect to materials, the dwelling will be faced in render to the elevations, with large sections of contemporary glazing and concrete rooftiles. Whilst the overall appearance of the dwelling as proposed would be more contemporary in style, several properties in the vicinity have been modernised in a similar manor. As such, it is not considered the proposal will read as out of character within the street scene in respect to overall design and materials.

#### **Highways and Parking:**

LCC Highways were consulted in relation to the proposed development and raised no objection on highway safety or amenity grounds.

#### **Landscape/Ecology:**

##### Biodiversity.

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

##### Bats.

A preliminary bat roost assessment was carried out at the application site on 05.12.2024. 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.

#### **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 approved subject to conditions.