


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	23/06/2025	Manager:	SK	Date:	24.6.25
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Application Ref:	2025/0237			 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	23/05/2025	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of single-storey extension to side, conversion of existing integral garage to habitable room, erection of single-storey extension to side and front and erection of a porch/entrance extension to front.
Site Address/Location:	High Meadow, Church Close, Read BB12 7RJ.

CONSULTATIONS:	Parish/Town Council
No objection.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.
CONSULTATIONS:	Additional Representations.
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

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history.

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

The application relates to a detached property within the defined settlement limits of Read. The surrounding area is predominantly residential in nature being typified of varying styles of property. The application site itself does not fall on any designated land.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single-story side extension to accommodate a new garage, office and utility room. The existing integral garage will be converted with associated fenestration alterations including the removal of the garage door and replacement with glazing. The entrance door will also be relocated to accommodate a more central position.

Impact Upon Residential Amenity:

The application dwelling has two adjacent neighbouring properties known as No.1 Church Close and No.11 George Lane. No.11 George Lane is located at the rear South of the application site, given the development is located primarily to the east and front of the residential curtilage there will be no adverse impact on No.11.

No.1 is located to the East of the application site, where the proposed development is to be sited close to the adjoining shared boundary line. However, given the orientation of No.1, it is to be considered there would be any adverse impact in respect to loss of light or sense of overbearing.

Visual Amenity/External Appearance:

The application site is located on the junction of Church Close and George Lane and as a result hosts a relatively prominent position within the wider street scene. Careful consideration must therefore be given to the impact of the development on the character of the area.

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 proposal is for the erection of a single storey side extension to accommodate a garage to the front and office and utility to the rear. The original submission projected past the principal building line of the property by approximately 5.5m. In order to prevent disruption of the building line of the street scene and reduce the visual prominence of the extension, following discussion the development has been set back. It now projects approximately 3.5m beyond the principal elevation of the dwelling. Given the nature of the extension to the front, being a garage, it is not considered this is inappropriate development forward of the principal building line. In addition, there are varying styles of garage to the front of properties in the vicinity, the proposal will therefore not read as anomalous within the street scene.

The extension will have a modest eaves and ridge height of 2.5m and 3.8m respectively and as a result will remain entirely subservient to the host dwelling, regardless of the forward projection beyond the principal building line.

The application also seeks consent for fenestration alterations, inducing the loss of the existing garage door following conversion and replacement with a large, glazed feature gable. This will result in the overall appearance of the property being more contemporary in design. Given the variety of house types in the area, this is not considered to be unacceptable.

In respect of materials the development will be constructed using render to the elevations, with stone quoin detailing and concrete roof tiles. This is consistent with the existing dwelling and properties in the vicinity. The proposal will therefore integrate sufficiently into the street scene.

Highways and Parking:

LCC highways were consulted in relation to the proposal. Whilst it has been identified that the proposed garage does not comply with the size recommended by parking standards, given there is ample off-road parking on the driveway, it is not considered this would form basis for an objection.

Landscape/Ecology:

BNG.

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 22.04.2025. The survey concluded that no evidence of bats was recorded, and the building itself offers negligible roosting potential.

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.