


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>10/06/25</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>10/06/25</b>
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<b>Application Ref:</b>	3/2025/0265			 <b>Ribble Valley Borough Council</b> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	13/05/25	<b>Site Notice:</b>	13/05/25	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey rear and side extension.
<b>Site Address/Location:</b>	Police House, Garstang Road, Chipping, PR3 2QH.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received with respect 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  
Key Statement EN2: Landscape

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2016/0429: Re-modelling of property and extensions to side and rear (Approved).

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

The application relates to a detached two-storey residential dwellinghouse known as Police House situated to the northern side of Garstang Road, Chipping. The property comprises render and random rubble walling to the external elevations, blue slate roof tiles and timber effect uPVC windows and doors and benefits from an existing two-storey side extension including an integral garage and a single storey

lean-to extension to the rear. The site to which the proposal relates is located within the defined settlement area of Chipping as well as the Forest of Bowland National Landscape.

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

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

The proposed side extension would project 4.4m from the south-western side elevation of the application property with a depth of 6.1m. A pitched roof form would be incorporated measuring 2.7m to the eaves and 4.1m to the ridge. To the rear elevation 1no. window would be featured, while an additional window would also be included to the front elevation, wrapping around onto the south-western side elevation.

The proposed rear extension would have a maximum rearward projection of 5.3m, inclusive of the proposed roof canopy, with a width of 4.5m. A flat roof form would be incorporated with a height of 2.7m, along with a roof lantern and a large element of glazing, including a set of double doors to the rear.

With respect to materiality, the proposal would be finished in render and random rubble walling with stone cills, heads and quoins, blue slate roof tiles and uPVC windows and doors to match that of the existing dwellinghouse.

**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 proposed development would remain in excess of 12m from the nearest residential receptor known as Pentargon and therefore it is not anticipated that any undue impact by way of overshadowing, loss of outlook or daylight would be resultant in this respect. Furthermore, the proposed openings would not result in any new opportunities for direct overlooking or loss of privacy that would warrant the refusal to grant planning permission.

Taking account of the above, the proposed works are considered acceptable with respect to impact upon residential amenity.

**Visual Amenity/External Appearance:**

The application site is located within the Forest of Bowland National Landscape. With respect to development within the National Landscape, Key Statement EN2 of the Ribble Valley Core Strategy states:

*'The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

The application property is located on a corner plot, at the junction of Garstang Road with Broad Meadow. As such, the proposed development would be afforded a high level of visibility from the adjacent public realm. Despite this, the size and scale of the proposed side and rear extension would appear appropriate when read in context with the existing built form of the application property and would not read as an overtly incongruous or discordant addition to the proposal site or wider street scene. The proposal would also be finished in materials to match the external appearance of the existing dwellinghouse, including render and random rubble walling with smooth stone cills, heads and quoins, blue slate roof tiles and uPVC windows and doors, ensuring visual integration and further reducing the impact of the proposal upon the surrounding landscape.

Accordingly, it is not considered that the proposed development would significantly detract from the existing visual amenities of the application property or surrounding National Landscape to a degree that would warrant the refusal to grant planning permission.

**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 are any alterations proposed to the existing parking arrangements or site access. As such, it is not anticipated that the development would result in any undue impact upon highway safety or parking within the immediate vicinity of the proposal site.

**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.