


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	29/07/25	Manager:	KH	Date:	29/07/25
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Application Ref:	3/2025/0280			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	01/07/25	Site Notice:	01/07/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey extension to rear.
Site Address/Location:	1 Woodville Cottages, Lower Road, Longridge, PR3 2YY.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No previous planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two storey dwellinghouse at no.1 Woodville Cottages. The property comprises brickwork, render, and slate roof tiles and benefits from an existing two storey rear outrigger. The site to which the proposal relates is located outside of any defined settlement area and on land designated as Open Countryside but that aside, 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 rear extension.

The proposed extension would have a maximum rearward projection of 5.2m and width of 4m. A hybrid flat / pitched roof design would be incorporated, which would also include a roof light, measuring a maximum of 3.3m in height. To the rear elevation, a 3.3m high lean-to roof canopy would be featured extending over a glazed patio door and up to the common boundary with no.2 Woodville Cottages. A 3.7m high dual pitched roof canopy would also be included to the western side elevation, over a proposed access door, while 1no. small window would be included to serve the proposed WC.

As part of the overall development, fenestration alterations to the main dwellinghouse are also proposed. This includes the addition of a first-floor window and set of double doors opening onto a Juliet balcony to the rear elevation of the property, and incorporation of a new ground floor window to the western side elevation.

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 ground floor openings proposed to the single storey extension and western side elevation of the main dwellinghouse would provide views solely towards the private amenity space associated with the application property. The views afforded by the Juliet balcony would also be similar to those afforded by the existing window opening in which it would replace and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The incorporation of a new first floor window to the rear of the existing outrigger would provide some views towards the rear garden of the adjoining dwelling at no.2 Woodville Cottages; however, this opening would serve a bathroom and is therefore likely to be obscurely glazed, preventing any substantial loss of privacy to the neighbouring residents. Notwithstanding this, a condition has been attached to the accompanying decision notice requiring the window to be obscurely glazed and non-opening in order to protect the amenity of no.2 Woodville Cottages.

The proposed extension would also project a modest 1.3m along the common boundary and beyond the rear elevation of the existing two-storey outrigger featured to the rear of both the application property and no.2 Woodville Cottages. In this respect, it is not considered that the development would result in any measurable undue harm upon the occupants of no.2 Woodville Cottages by way of overshadowing, loss of outlook or daylight.

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

Visual Amenity/External Appearance:

Whilst the proposed extension would be partially visible from the public realm, it would not take a visually prominent position within the wider street scene, being sited towards the rear of the application dwellinghouse. Notwithstanding this, the proposed development would appear appropriate in size and scale for a single storey extension when read in context with the existing built form the property and would not appear an incongruous or over dominant addition. The extension would also be constructed to match the external appearance of the existing dwellinghouse, ensuring visual integration and further reducing the impact of the proposal.

The proposed fenestration alterations are also considered acceptable, insofar that any resulting impact upon the existing visual amenities of the dwellinghouse, or surrounding area, would be negligible.

Highways and Parking:

It is not anticipated that the proposed development would result in any measurable undue impact upon highway safety or parking within the immediate vicinity of the proposal site. The development would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing site access or parking arrangements.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposal. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning 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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