

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	18/06/25	Manager:	KH	Date:	19/06/25
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Application Ref:	3/2025/0282			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	01/05/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed redevelopment of the existing dwellinghouse, including first floor extension, raising of the roof pitch, installation of rooflights and new roof to existing garage. Demolition of existing rear conservatory and construction of single storey rear extension and new front porch. Addition of new render and composite boarding to external elevations.
Site Address/Location:	11 Whittam Crescent, Whalley, BB7 9SD.

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

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

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 DMG3: Transport & Mobility Policy DME1: Protecting Trees & Woodland Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history relevant to the determination of this application.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse at no.11 Whittam Crescent. The property comprises brick and timber cladding to the external elevations and uPVC/ timber windows and benefits from an integral garage and side dormer. The site to which the proposal relates is located within the Open Countryside, approximately 230m south of the defined settlement area of Calderstones and 200m north-west of Whalley.

Proposed Development for which consent is sought:

Consent is sought for the redevelopment of the existing dwellinghouse, including the raising of the roof pitch and addition of a first-floor extension, incorporation of a new lean-to roof to the existing flat roof integral garage, demolition of the existing conservatory and construction of a single storey rear extension and new front porch. As part of the overall proposal, a new external flue would also be installed to the northern roof slope.

Principle of Development:

The proposal relates to the domestic extension of 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 openings would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

It is also not considered that the proposed re-modelling works would result in any significant undue harm upon any neighbouring residents by way of overshadowing, loss of outlook or daylight. The proposed first floor extension and front porch would remain approximately 5m from no.13 Whittam Crescent at its closest point and given the orientation of the application property in relation to this adjacent residential property and the relatively small-scale of the front porch, the proposed additions are not expected to result in any greater impact than that of the existing built form. The proposed lean-to roof to the existing flat roof integral garage would also comprise a relatively minor addition to the application property and therefore would not result in any measurable adverse impact upon no.9 Whittam Crescent. The proposed rear extension would also comprise a rearward projection of 3.3m and would be adequately distanced from both nos. 9 and 13 Whittam Crescent so as to mitigate any resultant impact. This installation of the external flue would fall to be permitted development and therefore any resultant impact upon surrounding residential receptors is considered acceptable under this fall-back position.

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

Visual Amenity/External Appearance:

The proposed single storey rear extension would not be afforded a high level of visibility from the adjacent public realm, being sited to the rear of the application property and therefore screened from view by the dwellinghouse itself. Notwithstanding this, the proposal would appear appropriate in both size and scale in relation to the existing built form of the dwelling and therefore would not result in any significant detrimental harm upon the existing visual amenities of the application property or surrounding area.

The proposed ridge raise would increase the height of the dwellinghouse by approximately 0.8m which is not considered to result in any significant adverse harm when read in context with the existing residential properties along Whittam Crescent. It is also not considered, on balance, that the proposed first floor

extension would appear so incongruous or discordant so as to justify a refusal to grant planning permission.

The proposed porch has been amended since initial submission, with the original scheme proposing a mono-pitch roof form with an eaves and ridge height of approximately 2.5m and 4m respectively. This was considered to result in an unsympathetic addition to the application property and as such, a dual pitched roof design is now proposed measuring approximately 2.5m to the eaves and 3m to the ridge. The amended design of the porch is considered to sufficiently address the aforementioned concerns, with the proposed addition now considered acceptable. The proposed incorporation of a lean-to roof to the existing flat roof integral garage is also considered acceptable in this particular instance, given numerous other properties within the immediate vicinity of the proposal site benefit from a similar addition, namely nos. 13 and 15 Whittam Crescent.

The incorporation of render and boarding to the external elevations of the property would also remain in keeping with the external facing materials utilised within the existing street scene. However, it is considered that the originally proposed light grey boarding would appear somewhat anomalous when read in context with predominantly dark brown boarding featured to the existing dwellings within the immediate vicinity of the proposal site. As such, a condition has been attached to the accompanying decision notice requiring details of the proposed materials to have been submitted to and approved in writing by the Local Planning Authority before their use in the development in order to ensure that they are appropriate to the locality.

Furthermore, whilst the proposed flue would be publicly viewable, this element of the proposal would fall to be permitted development and as such, any resultant visual impact is considered acceptable under this fall-back position.

Taking account of the above, the proposed works would not result in any significant detrimental impact 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. Three parking spaces could be accommodated on the driveway to the front of the property which accords with parking standards.

Landscape/Ecology:

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 30th March 2025. The report concludes that no evidence was observed to suggest use of the building by nesting birds, and no evidence was recorded to suggest bats were roosting within the building. The property is considered to be of negligible potential for roosting bats and the survey efforts are considered reasonable to assess the roost potential of the buildings with no further survey work deemed necessary.

Despite this, a Precautionary Method Statement and Reasonable Avoidance Measures are 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 condition.

The development is exempt from achieving 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.
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