


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>13/06/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>17.6.25</b>
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<b>Application Ref:</b>	2025/0290			 <b>Ribble Valley Borough Council</b> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	23/05/2025	<b>Site Notice:</b>	23/05/2025	
<b>Officer:</b>	EP			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single-storey extension to rear and landscaping works.
<b>Site Address/Location:</b>	3 Westfield Close, Whalley BB7 9XG.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>No comments received.</b>	

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

**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 recent planning history.

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

The application relates to a detached dwelling in Whalley. The surrounding area is predominantly residential in nature being typified by similar detached and semi-detached properties. The application site does not fall on any designated land.

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

Consent is sought for the erection of a single-storey rear extension following demolition of the existing conservatory. The application also involves landscaping works to create an adapted rear terrace area.

**Impact Upon Residential Amenity:**

The application dwelling has two adjacent neighbouring dwellings known as No.1 and No.4 Westfield Close. The proposed rear extension will extend across the entire rear elevation of the application dwelling with a rearward's projection of 3.32m. Given the modest length of the proposal, it is not considered there would be any significant adverse impact in respect to loss of light or overbearing for the neighbouring reports to either side.

The proposed landscaping works include the partial excavation of a substantial section of the existing rear raised garden area create a lowered terraced area. This will likely reduce the level of overlooking currently afforded significantly for neighbouring receptors and therefore does not create new opportunity of overlooking.

**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 proposed extension is to be located to the rear of the application dwelling and as a result is largely out of sight form within the public realm. Nonetheless, the footprint of the extension is modest and will remain entirely subservient to the application dwelling. In addition, the proposed extension is to be constructed using red facing brickwork to the elevation with a concrete roof tile. This is confident with the application dwelling and surrounding area, as such, the proposal will integrate sufficiently into the dwelling.

**Highways and Parking:**

No highways safety implications identified.

**Landscape/Ecology:**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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 that the application is recommended for approval.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.