


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	25/06/25	Manager:	KH	Date:	25/06/25
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Application Ref:	3/2025/0219				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	13/05/25	Site Notice:	13/05/25		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed two-storey side extension to existing dwelling and internal alterations to enhance accessibility.
Site Address/Location:	White Carr Farm, Dilworth Bottoms, Ribchester, PR3 3ZB.

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 DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2020/0550: Proposed conversion of existing garage across road to single storey annex accommodation for White Carr Farm (Withdrawn).

3/2017/0919: Erection of stable for three horses (private use only) (Approved).

3/2017/0600: Proposed agricultural storage building (Approved).

3/1995/0586: Demolition of existing garage and erection of new detached garage (Approved).

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

The application relates to a detached two-storey residential dwelling known as White Carr Farm, accessed off White Carr Lane. The property comprises random stone to the external elevations, natural slate roof tiles and timber effect uPVC windows.

The site to which the proposal relates is located within the Open Countryside, approximately 1.8km east of the defined settlement area of Longridge and a Public Right of Way passes directly to the south of the property.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed part two-storey, part single storey side extension with balcony and internal alterations to enhance accessibility.

The proposed two-storey extension would project 5.4m from the eastern gable elevation of the application property with a depth of 9.5m. A pitched roof form would be incorporated measuring approximately 4.5m to the eaves and 6.5m to the ridge.

The proposed single storey element would project a further 3.1m from the eastern side elevation of the proposed two-storey side extension and would incorporate a 2.6m high flat roof with a covered balcony above.

To the front and rear elevations of the proposal 3no. window openings would be featured, along with a large element of glazing to the eastern side elevation.

With respect to materiality, the proposal would be finished in random stone and ash timber effect composite panelling to the walls and slate tiles to the roof.

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 openings would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse and would not have a direct interface with any nearby residential dwellings. As such, no new opportunities for direct overlooking or loss of privacy would be resultant in this respect.

The development would also be sited approximately 13m from the nearest residential property to the north-west known as White Carr Barn and would largely be screened by the existing built form of the application property. Furthermore, the proposed extension would remain approximately 23m from Mill Race Cottage situated to the south of the proposal site. The proposal would therefore have an acceptable relationship with nearby residential receptors, insofar that the development would not result in any significant undue harm by way of overshadowing, loss of outlook, daylight or privacy that would warrant the refusal to grant planning permission

Visual Amenity/External Appearance:

The proposed extension would comprise a sizeable footprint, projecting a maximum of 8.4m from the eastern gable elevation of the application property. Despite this, the proposal would be set back from the principal elevation of the dwellinghouse and down from the main ridgeline. Taking account of this, and when read in context with the existing built form of the application dwelling, it is not considered, on balance, that the proposed extension would appear so incongruous so as to justify a refusal.

The external appearance of the proposed development has been amended since the initial submission of the application, including alterations to the front window configuration to ensure the proposal remains sympathetic to and reflective of the existing dwellinghouse. The original proposal also comprised a slate pitched roof canopy over the proposed balcony and timber effect composite panelling to the front elevation of the single storey element. However, the proposed canopy was considered overtly bulky and visually prominent, whilst the proposed panelling was considered out of keeping with the traditional stone-built principal elevation of the application dwelling.

Following discussions with the agent, these elements of the proposal have been revised, with the development now proposed to incorporate a glass lean-to canopy over the balcony and random stone to the front elevation of the single storey extension. Whilst the use of timber panelling to the side and rear of the single storey extension, extensive glazing to the side and addition of a glass canopy and balustrade to the balcony would all result in contemporary additions to the existing stone and slate built dwellinghouse, the above amendments are considered, on balance, to address the aforementioned concerns whilst still ensuring that the development meets the identified needs of the applicant. As such, it is not considered that amended proposal would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal of this application.

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objection. The proposed development would increase the number of bedrooms from three to four; however, the existing access and onsite parking area will not be affected by the development and provides adequate space for 3 vehicles. As such, the Local Highway Authority are of the opinion that the proposed development would not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

It is noted that the LHA have requested the submission of a Construction Management Plan prior to works commencing on site. However, given the proposal relates to a relatively small-scale development involving the domestic extension of an established residential property, this is not considered necessary in this particular instance.

Landscape/Ecology:

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 26th 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 to be reasonable to assess the roost potential of the building 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 having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

Other Matters:

It is recognised that additional exempt information has been submitted to the authority alongside this application. These considerations have been balanced against the limited harm that would result from the scheme as amended.

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.