


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	01/08/2025	Manager:	SK	Date:	4.8.25
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Application Ref:	2025/0301			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	25/06/2025	Site Notice:	25/06/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single-storey rear extension and roof replacement to existing conservatory. Front porch extension/enclosure with pitched roof.		
Site Address/Location:	Raydale Simonstone Lane Simonstone BB12 7NX.		

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments 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: 2021/0134: Proposed hardstanding to the front. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached dwelling in Simonstone. The surrounding area is predominantly residential in nature featuring varying style of property. The application site itself is not on any designated land but is in close proximity to various Grade II Listed buildings and is adjacent to designated Green Belt.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey rear extension to accommodate extended living space. The existing conservatory will also be re-roofed and extended upon. The application also seeks consent for a front porch extension.

Impact Upon Residential Amenity:

The application dwelling has two adjacent neighbouring properties known as Brackley and Hurstwood. Hurstwood is located to the east of the application site, where the existing single-storey outrigger at the application site is located. There is a two-storey outrigger at the neighbouring dwelling which will provide a level of screening of the development. The proposed single storey extension will be slightly longer than the existing outrigger at the application site, but not to a degree that it would result in any significant adverse impact on the neighbour to the east taking into consideration the existing two-story outrigger.

Brackley is located to the north of the application site. This neighbouring dwelling benefits from a small rear outrigger which measures approximately 1.8m in length. This rear outrigger has glazed doors to the rear elevation; however, the submitted plans demonstrate that the rear extension proposed will not result in a significant loss of light. The 45-degree angle rule has been applied, and the extension successfully sits within this requirement in relation to the neighbouring glazed doors.

As such, there are no adverse impact on residential amenity expected in respect of loss of light or overbearing impact.

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 single-storey extension is located to the rear of the application site and is therefore largely out of site from within the public realm. Despite the screened location, the proposal will be constructed using render to the elevations, slate roof tiles and uPVC windows. This consistent with the application dwelling, and surrounding properties, and will integrate sufficiently despite the screened location.

In regard to scale, the rear extension is modest in terms of footprint and will therefore remain subservient to the application dwelling.

The proposed porch extension is small-scale, given it maintains a modest footprint and does not project beyond the principal building line of the dwelling, this will also remain entirely subservient to the host dwelling. There are similar style porch extensions on neighbouring property, the development will therefore integrate sufficiently into the street scene.

Highways and Parking:

No Highways implications identified.

Landscape/Ecology:

Biodiversity

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Bats

A preliminary bat roost assessment was conducted at the application site in May 2025. The survey concluded that no evidence of bats was recorded, and the building itself offers negligible roosting potential.

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.