


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	19/08/25	Manager:	KH	Date:	19/08/25
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Application Ref:	3/2025/0304			 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	04/07/25	Site Notice:	04/07/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing garage, single storey side and front L shaped extension, single storey side garage extension, rear dormer window and alterations to roof including removal of existing dormer windows.
Site Address/Location:	2 Chapel Close, Old Langho, Blackburn, BB6 8HU.

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:

3/2012/0758: Extension and alterations to an existing property (Approved).

3/2007/1164: Change of house type (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a substantial detached two-storey dwellinghouse at no.2 Chapel Close, Brockhall Village. The property was granted consent under application ref: 3/2007/1164 as a live-work unit, secured by an associated Section 106 agreement. It is understood that the property is no longer in use as a live-work unit, and although an application has not been submitted to amend the S.106, the property appears to have been in use solely as a residential dwellinghouse for a period in excess of 10 years, with the plans submitted under the previous consent for extensions and alterations (ref: 3/2012/0758) showing the original work-unit to serve a lounge/ playroom. As such, it is likely that the breach of planning control would be considered exempt from enforcement action in this particular instance.

The property comprises render and concrete roof tiles and benefits from an existing detached double garage and large residential curtilage. The site to which the proposal relates is located on the northern edge of the defined settlement area of Brockhall and is surrounded by houses to the south, with farmland and open green space to the north.

Proposed Development for which consent is sought:

Consent is sought for the following works:

- Demolition of the existing detached garage and construction of replacement pitched roof gym with rooflights and dormer window;
- Construction of a single storey, flat roof link extension to the north-eastern side elevation of the property, with balcony above;
- Construction of a pitched roof garage extension to the western side elevation with solar panels on both roof slopes;
- Alterations to the existing roof, including construction of rear dormer window and removal of the 2no. existing front dormer windows;
- New front porch; and
- Extension of existing decking.

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:

It is not anticipated that any new opportunities for direct overlooking or loss of privacy would be resultant from the works proposed. The openings proposed to the rear (north-west) elevation and north-east side elevation would not have a direct interface with any nearby residential properties, while the proposed balcony would provide views solely towards the garden area/ courtyard associated with the application property and the farmland and open green space which borders the site to the north. The openings proposed to the south-west side elevation would also provide views predominantly within the application property's private amenity space, with any views towards the neighbouring property at no.3 Chapel Close adequately screened by existing boundary treatment. As such, the proposed development would not result in any significant loss of privacy to nearby residential receptors that would warrant the refusal to grant planning permission in this particular instance.

The proposed development would also be sited approximately 6m from no.3 Chapel Close and 11m from no.1 Chapel Close at its closest point. Given this separation distance and taking account of the scale of the

works proposed, it is not anticipated that any significant degree of overshadowing, loss of outlook or daylight would be resultant.

Furthermore, whilst the proposal would comprise a sizeable new addition, it is understood that the development would be used solely for domestic purposes in association with residential use of the application property. In this respect, it is not anticipated that the proposed extension would result in any significant increase in noise disturbance to nearby residential receptors. Notwithstanding this; the use of the development for purposes incidental to the application dwelling has been secured by way of a condition.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The application dwelling itself comprises a substantial detached property which benefits from a large residential curtilage.

Notwithstanding this, the proposed development would comprise a sizeable new addition, including a pitched roof gym with a dormer window sited to the front of the main dwellinghouse measuring 8.9m by 6m with a maximum height of 5.5m. The proposed gym would be connected to the main dwellinghouse by a single storey flat roof link extension measuring 14.7m in length, with a balcony above incorporating a glazed balustrade. A new pitched roof garage with solar panels is also proposed to the south-west elevation measuring 11m by 6.8m with a height of 4.9m, while a new front porch measuring 1.6m by 5.2m with a height of 3.5m would be included to the front. A new rear dormer extension is proposed to serve the bedroom, along with an extension of the existing roof line to create additional living space, while the existing 2no. front dormer windows would be removed.

Despite the extent of the works proposed, the proposed gym would replace the existing detached double garage which is proposed for demolition and the additions would, on balance, remain subservient to the primary dwellinghouse by virtue of their overall height, with the ridges of the proposed gym and garage set well below that of the main property. Furthermore, when viewed in context with the existing built form of the dwelling and its associated curtilage area, it is not considered that the size and scale of the proposal would appear so incongruous or over dominant so as to justify a refusal of the application in this particular instance.

The proposal would also be finished to match the external facing materials featured to the main dwellinghouse, including cream render, horizontal timber cladding and uPVC and aluminium framed windows and doors. The proposal would therefore visually integrate with the existing built form of the dwellinghouse, further reducing the impact of the development.

In addition to the above, when approaching the site along Chapel Close, the property does not take a visually prominent position being set back from the highway and accessed via a private driveway. The bulk of the works proposed would also be located to the north-eastern elevation of the application property which is not afforded a high level of visibility from any nearby public vantage points. In this respect, the proposed additions would not read as a prominent addition to the surrounding landscape, with views of the development being largely contained within the site itself.

With the above in mind, it is not considered that the proposed development would result in any significant adverse harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission.

Highways and Parking:

The proposal has been subject to review by Lancashire County Council Highway Authority who raise no objection to the development. As such, the works proposed are considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

Bats

A Preliminary Roost Assessment has been submitted with the application dated 8th May 2025. The report concludes that there were no indications of use by bats in the house or garage during the building inspection, either internally or externally. The house and garage have negligible suitability for use by roosting bats due to the buildings being modern, well maintained, in good condition, and no suitable roosting opportunities were noted. As such, the proposed work is unlikely to impact on bats or bat roosts and once completed is unlikely to provide any increase in levels of disturbance for bats locally.

Trees

An Arboricultural Impact Assessment has also been submitted in support of the proposal. As part of the development, a number of trees would require removal. This includes the removal of 2 category B trees, 1 category B group, 1 category C group and one small section of a category C hedge in order to facilitate the development. The report recommends that this loss can be mitigated by replacement tree planting within the site. It is also noted that the proximity of the proposed new decking could have adverse impacts on the safe useful life expectancy of 1no. tree. However, as the decking is to be constructed above ground level and will require minimal excavation of the existing soil, mitigation measures are considered sufficient to ensure that the tree is not adversely affected. A number of trees would also require pruning works; however, subject to this work being undertaken in line with British Standard 3998:2010 then the trees will not be adversely affected. To help ensure that the trees are protected onsite during the construction phase, a separate Arboricultural Method Statement has been submitted with the application. The Method Statement, together with the mitigation measures outlined within the Impact Assessment, have been secured by way of a condition.

BNG

The development is exempt from having to achieve 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.