

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	05/08/25	Manager:	KH	Date:	05/08/25
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Application Ref:	3/2025/0306			 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 infill extension to rear/side, construction of first floor pitched roof extension above garage and front dormer extension.
Site Address/Location:	86 Whalley Road, Langho, BB6 8EQ

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

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

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:
3/2024/0754: Proposed two-storey extension to side and rear including conversion of garage and insertion of larger dormer to front roof slope and additional rooflights to rear roof slope (Refused).
6/9/1523: Garage (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a detached former bungalow property at no.86 Whalley Road. The dwelling comprises red facing brickwork and render to the external elevations, along with slate roof tiles and white uPVC windows. The site to which the proposal relates is located within the defined settlement area of Langho and the surrounding area is predominantly residential in character.

Proposed Development for which consent is sought:

Consent is sought for a proposed ground floor infill extension to the rear of the existing garage with a first-floor extension above and the addition of a new dormer to the front. The proposal is a re-submission of application ref: 3/2024/0754 which was refused.

The proposed ground floor infill and first floor extension to the garage would project 3.3m from the north-eastern gable elevation of the application property and would extend a total depth of 9.2m to align with the rear elevation of the main dwellinghouse. A pitched roof form would be incorporated with an eaves and ridge height of 2.6m and 5.3m respectively, whilst 1no. ground floor window would be featured to both the front and rear elevations, along with a first-floor window to the north-eastern facing gable.

The proposed front dormer would project 2.5m from the roof slope, with a height of length of 1.4m and 5m respectively. To the main elevation, 1no. window would be included.

With respect to materiality, the proposal would be finished in brickwork and render to the external elevations, concrete roof tiles and white uPVC windows.

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 windows proposed to the front and rear elevations of the proposed development would provide views similar to those afforded by the existing window configuration featured to the front and rear of the existing dwellinghouse. The first-floor window proposed to north-eastern gable would face towards the neighbouring dwellinghouse at no.88 Whalley Road, however this window would serve a proposed en-suite and would therefore likely be obscurely glazed, mitigating any new opportunities for direct overlooking or loss of privacy. Nevertheless, this has been secured by way of a condition in order to protect the amenity of no.88 Whalley Road.

The proposed two-storey element would extend along the common boundary with no.88 Whalley Road and would be sited approximately 2m from the south-western facing elevation of this neighbouring property. Despite this, no.88 Whalley Road does not benefit from any existing habitable room windows to its south-western gable elevation and as such, it is not anticipated that the proposed development would result in any significant degree of overshadowing, loss of outlook or daylight to these neighbouring residents.

Accordingly, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed first floor element would be flush with the principal elevation and ridgeline of the main dwellinghouse which is usually considered poor design. However, the proposed extension would be sited above the existing integral garage, with no.88 Whalley Road also benefiting from a similar two-storey side extension to that proposed. On balance, it is therefore not anticipated that the proposed extension at the

application property would appear an anomalous or overtly incongruous addition to the street scene or surrounding area. It is also not considered that the proposed front dormer extension would result in any greater impact than that of the existing dormer.

Furthermore, the proposed development would be constructed from materials to match the external appearance of the existing dwellinghouse, including red brickwork and render to the external elevations, slate roof tiles and white uPVC windows, ensuring visual integration and further reducing the impact of the proposal.

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

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objection. It is noted that the proposed development would remove the existing garage; however, there are no proposed changes to the number of bedrooms within the dwelling and acceptable parking provision can be accommodated within the retained driveway. As such, the Local Highway Authority are of the opinion that the proposal would not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

It is noted that the Local Highway Authority have requested the imposition of conditions requiring the submission of a Construction Management Plan prior to work commencing and restricting the timings of deliveries. However, given the proposal relates to a relatively small-scale domestic extension to an established residential property, these conditions are not considered necessary in this particular instance.

Landscape/Ecology:

A Preliminary Day-Time Bat Survey was submitted with the application, dated 2nd October 2024. The report concluded that the property had reasonable access available via gardens to good bat feeding habitat in the wider countryside, especially to the rear and that whilst there was no evidence to suggest bats had been present in the roof voids, there was roosting potential available for bats externally, especially at the north-eastern facing gable elevation. This was the type of access that can be used by a maternity colony of pipistrelle bats, through the plastic-based roof lining material present was likely to be less favourable for bats than traditional bitumastic felt. Via gaps at soffits, bats can gain access from the wall-head, not only to the cavity wall but also to the spaces between roof slates and lining materials, and/or beneath the ridge tiles. Although cavity wall insulation was present, this would not completely fill the wall cavities at the gable ends and can make conditions warmer for bats when they are rearing young.

Taking account of the above, the risk of a maternity colony of bats making use of the roosting opportunities at the site was considered to be moderate. It was also concluded that individual or small numbers of bats could use the roosting potential at the property, including access available via gaps between roof slates. As such, further survey work was recommended.

Since this, remedial works have been commenced on site due to the existing dormer being inadequately supported. This has included extensive internal refurbishment work and re-roofing. Nevertheless, an updated Bat Survey Report has been received in support of the proposal, dated 3rd August 2025.

The updated survey concludes that there is low potential for night roosting, although it is recognised that the existing open roof edges and uncovered window provide potential access features, the building condition is a significant constraint to use by bats. There is also negligible potential for day and hibernation roosting.

In addition to the above, no birds or evidence of nesting birds was found during the daytime inspection; however, there is moderate potential for use of the hedgerow to the southeast boundary of the garden vegetation by nesting birds.

In view of the above, there are no predicted impacts to roosting bats or nesting birds as a result of the ongoing and proposed works. However, mitigation measures are recommended. These 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 planning 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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