


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	24/06/25	Manager:	KH	Date:	24/06/25
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Application Ref:	3/2025/0333			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	02/06/25	Site Notice:	02/06/25					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey extension to rear. Alterations to windows to side and rear elevation.
Site Address/Location:	27 Knowsley Road, Wilpshire, BB1 9PX

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

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

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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1992/0235: First floor bedroom extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey end-terrace dwelling at no. 27 Knowsley Road. The property comprises stone and render to the external elevations and uPVC windows and benefits from an existing two-storey outrigger to the rear. The site to which the proposal relates is located within the defined settlement area of Wilpshire and the surrounding area is predominantly residential in character, whilst land designated as Green Belt is situated to the rear.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension measuring 2.6m by 2.4m. The proposed development would incorporate a lean-to roof form with an eaves and ridge height of 2.7m and 3.3m respectively. To the rear elevation a set of glazed double doors would be featured.

With respect to materiality, the proposed extension would be finished in render, roof tiles and uPVC windows and doors to match the existing dwellinghouse.

As part of the overall development, the existing ground floor window featured to the two-storey outrigger would be replaced by a 2no. new window openings, and 2no. ground floor windows to the south facing gable elevation are proposed to be blocked up.

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 new openings proposed to the rear of the property would provide views solely towards the private amenity space associated with the application property and therefore no new opportunities for direct overlooking or loss of privacy would be resultant.

The proposed extension would be adequately screened from the neighbouring occupants at no.29 Knowsley Road by the existing two-storey outrigger featured to the rear of the application property, while the proposal would also remain approximately 4m from the adjacent property at no.25 Knowsley Road. Given the above, the proposed extension would not result in any measurable undue harm by way of overshadowing, loss of outlook or daylight.

Accordingly, the proposed works are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed development would not be afforded a high level of visibility from the adjacent public realm, being sited to the rear of the dwellinghouse and therefore screened from view by the application property itself.

Notwithstanding this, the proposed extension would comprise a relatively modest addition to the existing built form of the application property, measuring 2.6m by 2.4m with a maximum height of 3.3. The proposal would therefore clearly take a subservient position in relation to the primary dwellinghouse, and any resultant impact would negligible.

The proposal would also be finished in materials to match the external appearance of the existing dwellinghouse, including render, roof tiles and uPVC windows and doors, ensuring visual integration and further reducing the impact of the proposal.

Taking account of the above, the proposal is considered acceptable with respect visual amenity and external appearance.

Highways and Parking:

No highway related issues have been identified. The proposal would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing site access or parking arrangements. As such, the proposed development would not result in any significant adverse harm upon highway safety or parking in the immediate vicinity of the proposal site.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposal. 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.
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