


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	21/07/2025	Manager:	SK	Date:	24.7.25
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Application Ref:	2025/0356			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	19/06/2025	Site Notice:	29/06/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Removal of three single storey extensions, erection of a single storey front entrance extension, rear two storey extension and fenestration amendments. Retrospective submission relating to the formation of front parking area.
Site Address/Location:	4-5 Brookside, Holden Lane, Bolton by Bowland.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to receipt of amended plans relating to visibility splays and surface materials for parking area.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising the following points	
<ul style="list-style-type: none">- Support for the parking area given present parking issues.- Querying choice of roof materials.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions
National Planning Policy Framework (NPPF)
Relevant Planning History:
No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached property accessed via Holden Lane in Bolton by Bowland. The surrounding area is largely residential in nature being typified of varying styles of property. The application site itself falls within the designated National Landscape.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey rear extension and single storey front porch extension following demolition of 3 small existing outriggers. The application also includes fenestration alterations in the form of additional windows. The application also seeks part retrospective consent for the construction of a front parking area and associated engineering operation, which at the time of the site visit were largely complete.

Impact Upon Residential Amenity:

The application dwelling is a semi-detached property with one adjoining neighbour, No.3 Brookside. The proposed rear two-storey extension will be set away from the adjoining shared boundary by approximately 4.5m. As a result, there will no significant loss of light to habitable windows or amenity space, or any substantial sense of overbearing created. The neighbouring dwelling also benefits from a substantial single-story rear extension. As such, there is no adverse impact on residential amenity expected resultant of the proposal.

Visual Amenity/External Appearance:

Both the front and rear of the application dwelling face public highways, as such, the proposed development is readily visible from within the public realm. Careful consideration must therefore be given to the impact of the character of the area.

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.*

In relation to the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy stimulates that *the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

The rear elevations of the Brookside properties face Tinklers Lane. There are varying types of rear extension along this row, with no defined sense of uniformity. As such, the proposed rear extension will not read as out of character. The proposed scale of the rear extension is modest in relation to the host dwelling, measuring 5.7m by 3m with an eaves and ridge height of 5.2m and 7.76m respectively. This will not result in the creation of an overbearing or disproportionate addition to the dwelling and is therefore acceptable in respect to overall scale and footprint, being relative to the scale of the main dwelling.

The proposed porch extension is similarly modest in footprint, measuring 3.7m by 2.3m. Due to the modest nature of the porch extension it will not dominate the principal elevation or detract from the character of the dwelling itself. There is also various fenestration alterations proposed to the principal elevation, including the introduction of window openings on a currently blank elevation. The existing blank elevation is considered to lack architectural interest, and the introduction of window openings will improve the visual appearance of the dwelling. Similar to the rear, there is no defined sense of uniformity across the principal elevations on Brookside. It is therefore not considered that the proposed works will read as out of character within the street scene.

In respect to materials the proposed extensions will be constructed using natural stone to the elevations, with stone roof tiles and timber framed windows all to match the existing dwelling. The proposed development will therefore integrate sufficiently into the wider area.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objections subject to two matters being addressed as follows

- The height of the retaining walls between the carriage ways will be a maximum height of 1m to allow suitable visibility and manoeuvring.
- Surface of the parking area should be bound and porous.

Subsequently, amended plans were submitted addresses the above. There are therefore no concerns from a highway safety perspective.

Landscape/Ecology:

A preliminary bat roost assessment was conducted at the application site on 22.04.2025. The survey concluded that no evidence of bats was recorded, and the building 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.