


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>22/07/25</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>22/07/25</b>
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<b>Application Ref:</b>	3/2025/0369			 <b>Ribble Valley Borough Council</b> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	01/07/25	<b>Site Notice:</b>	01/07/21	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed dormer extension to front and rear.
<b>Site Address/Location:</b>	5 Darwen Close, Longridge, PR3 3TP.

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

No planning history relevant to the determination of this application.

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a semi-detached two-storey dwellinghouse at no.5 Darwen Close, Longridge. The property comprises brickwork, concrete roof tiles and uPVC windows and benefits from an existing integral garage. The site to which the proposal relates is located within the defined settlement area of Longridge and the property benefits from no other designations or constraints.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a proposed front and rear dormer extension, comprising concrete roof tiles, dark grey horizontal cladding and uPVC windows. As part of the proposal, a new first floor window would also be incorporated to the south-eastern gable elevation of the dwellinghouse.

**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 considered that the proposed development would result in any significant undue harm upon the existing amenities of any nearby residential properties. The proposed dormers would be contained well within the roof slope of the existing dwellinghouse, and while some elevated views would be afforded towards the dwellings sited to the front and rear of the proposal site, it is not anticipated that any significant loss of privacy would be resultant so as to warrant the refusal of the application. The windows featured to the rear dormer would not have a direct interface with any habitable room windows featured to the side elevation of no.21 Darwen Close and the openings to the front dormer would provide similar views to those afforded by the existing window configuration featured to the principal elevation of the application property.

Furthermore, the proposed insertion of the additional window to the south-eastern gable of the application property would not have a direct interface with any habitable room windows featured to the gable elevation of no.3 Darwen Close. However, this window would form a secondary bedroom window and, due to its elevated position, would likely result in a perceived sense of overlooking upon the occupants of no.3 Darwen Close. As such, a condition has been attached to the accompanying decision notice requiring this window to be obscurely glazed and non-opening in order to protect the amenity of the neighbouring residents.

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

**Visual Amenity/External Appearance:**

The proposed dormers would take a visually prominent position within the street scene; however, both front and rear dormer extensions are a well-established feature within the surrounding area and therefore the proposed development would not appear an anomalous or discordant addition. Furthermore, the proposed dormers would be contained well within the confines of the existing roof, being set in from the end walls, down from ridge and above the eaves, and would be finished in materials which would remain in keeping with the external facing materials featured along Darwen Close.

As such, it is not considered that the proposed works would result in any measurable adverse impact upon the existing visual amenities of the immediate or wider locality.

**Highways and Parking:**

Lancashire County Council Highways have been consulted on the proposed development and raised no objection. There would be no increase in parking standard requirements and the existing parking arrangements would not be affected by the proposal. As such, the development is acceptable with respect to highway safety and parking.

**Landscape/Ecology:**

A Preliminary Bat Roost Assessment Report has been submitted with the application, dated 29<sup>th</sup> May 2025. The report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat were taken into consideration, the building was assessed as offering negligible bat roosting potential. Given the lack of roosting potential, it is considered that the development proposals do no risk negative impacts on roosting bats, and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. The Precautionary Method Statement and Reasonable Avoidance Measures contained within the report 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 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.