


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	23/09/25	Manager:	KH	Date:	23/09/25
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Application Ref:	3/2025/0384			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	27/08/25	Site Notice:	27/08/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of front bays and side office to be replaced with new front bays within the same footprint and sunroom to side. Alterations to fenestration to all elevations, internal associated alterations.
Site Address/Location:	16 Brookes Lane, Whalley, BB7 9RG.

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
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME1: Protecting Trees & Woodland
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DME6: Water Management
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0199: Proposed change of use of temporary holiday let back to annex accommodation, conversion of garage to habitable space and fenestration alterations to existing detached garage/ annex building (Approved).

3/2022/0627: Annex accommodation as holiday let accommodation for a temporary period of five years (Approved).

3/2016/0030: Proposed garage and annex (Approved).

3/2010/0624: Alterations and extensions to existing dwellinghouse (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a large detached two-storey dwellinghouse at No.16 Brookes Lane situated within a sizeable residential curtilage. The property comprises render and uPVC windows and doors and benefits from an existing detached annex building.

The site to which the proposal relates is located within the defined settlement area of Whalley and whilst the western extent of the site is situated within the designated Whalley Conservation Area, the land upon which the dwellinghouse is located is situated outside of the aforementioned designation. The development site is also located within Flood Zone 2 and 3 and is bordered by trees, with those to the north being protected under a Tree Preservation Order. A Public Right of Way passes to the north.

Proposed Development for which consent is sought:

Consent is sought for the proposed demolition of the existing front bays and side office and replacement with a new front veranda and sunroom, along with fenestration alterations to all elevations.

The new veranda would have an outward projection of 1.8m and width of 12.8m and would feature a flat roof form with a maximum height of 3.9m. The addition would incorporate a series of archways leading to 5no. double doors proposed to the principal elevation of the dwellinghouse. Other fenestration alterations include the addition of Juliet balconies to both the front and south facing side elevation of the property, and replacement windows and doors throughout. A new balustrade is also proposed to the existing balcony to the southern elevation.

The proposed sunroom would be sited on the same footprint as the existing office but would incorporate a new lead roof.

With respect to materiality, the proposal would be finished in render and coursed stone, with uPVC openings.

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 Character/appearance of Conservations Area:

The application dwelling is located just outside of the designated Whalley Conservation Area. With reference to making decisions on applications for development affecting the setting of a Conservation Area, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

"... special attention shall be paid to the desirability of preserving or enhancing the character of appearance of that area."

Policy DME4 of the Ribble Valley Core Strategy states that *“proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance.”*

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy states that *“there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting”*.

The application dwelling does not take a visually prominent position along Brookes Lane, nor does it form part of any important views into or out of the Whalley Conservation Area. The property is largely screened from public view by the mature trees and vegetation which border the site, with the trees to the north, fronting Brookes Lane and the Public Right of Way, protected under a Tree Preservation Order. In this respect, it is not considered that the proposed works would have any measurable impact upon the character or significance of designated Conservation Area or its setting, insofar that the development would not be afforded a high level of visibility from outside the proposal site itself.

Accordingly, the development is considered acceptable with respect to impact upon the Whalley Conservation Area.

Impact Upon Residential Amenity:

The proposed fenestration alterations would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy would be resultant. Moreover, the proposed veranda and sunroom would be sited on the same footprint as that of the existing front bays and office and would remain sufficiently distanced from all nearby residential receptors so as to prevent any undue harm by way of overshadowing, loss of outlook or daylight.

The proposed alterations to the existing balcony to the southern elevation of the property, including the incorporation of a new open balustrade would likely enable enhanced views towards the residential properties along Woodlands Park. However, the balcony would remain in excess of 20m from these properties and any views would be adequately screened by the existing vegetation which borders the proposal site to the south.

Taking account of the above, it is not anticipated that the proposed works would result in any significant detrimental harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

The works proposed include fenestration alterations to all elevations of the application property, including the incorporation of multiple glazed double doors and Juliet balconies, as well as the construction of an arched veranda and new sunroom which would cumulatively result in substantial alterations to the existing appearance and elevational language of the dwellinghouse.

Whilst the proposed alterations would not appear wholly in keeping or reflective of the surrounding residential character, the application property is not viewed in context with nearby residential properties, being sited in a relatively large residential curtilage bordered by mature trees which largely screen the site from public view. Furthermore, the existing dwellinghouse is not considered to be of any significant architectural or visual merit and the proposed veranda and sunroom would appear appropriate in size and scale when read in context with the existing built-form of the dwellinghouse.

Given the above, it is not considered that the works proposed would result in any significant detrimental impact upon the existing visual amenities of the application property or surrounding area that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development. 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 and parking arrangements. The development is therefore considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

Bats

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 26th March 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 proposal does not risk negative impacts on roosting bats, and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This has been secured by way of a condition.

Trees

The proposal site is bordered by trees, with those situated along the northern boundary of the site protected under a Tree Preservation Order. Despite this, it is not anticipated that the proposed works would result in any direct impact upon nearby trees. The proposed veranda and sunroom would be located on the same footprint as the existing front bays and office and therefore the development would not result in any greater impact than that of the existing. As such, no concerns are raised in this respect subject to a condition requiring tree protection during the construction period.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain Requirements as it is a householder application.

Other Matters:

Flood Risk

The proposal site is located within Flood Zone 2 and 3. A Flood Risk Assessment has been submitted in support of the application. The Report concludes that there will be no detriment to the flood storage capacity of the site or increase in the flood water levels due to the proposed development, and there will be no change in the on-site and off-site flood risk. As such, no concerns are raised with respect to flood risk of water management in this particular instance.

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.