


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	14/07/2025	Manager:	SK	Date:	15.07.25
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Application Ref:	3/2025/0386	 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk	
Date Inspected:	25/06/2025		
Officer:	EP		
DELEGATED ITEM FILE REPORT:		Decision	APPROVAL

Development Description:	Two-storey extension with a single storey link building.
Site Address/Location:	3 Hayhurst Road, Whalley, BB7 9RL

CONSULTATIONS:	Parish/Town Council
No comment received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
No objection.	

CONSULTATIONS:	Additional Representations.
No comment received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2022/0154: Two-storey extension with a single storey link building. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Location:

The application relates to a two-storey detached property located off Hayhurst Road, situated within the settlement boundary of Whalley. The property benefits from a double garage outbuilding positioned to the North of the residential curtilage. The existing property and outbuilding consist of brick with concrete

roof tiles and brown UPVC to windows and doors. The surrounding area is predominantly residential, and the site itself is not situated on any designated land.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side extension with a link extension between the existing garage and the property. The extension will feature a pitched roof design, with a maximum ridge height of approximately 7m with the eaves falling to around 4.9m from ground level. The footprint of the extension will measure around 4.5m in width and 3.6m in length, accommodating a new living space and master bedroom to the first floor. The link extension to the ground floor will project approximately 3.9m from the front elevation, will measure around 3.3m in width, and feature a flat roof at a maximum height of 2.6m. The materials will consist of K-render to the elevations, concrete roof tiles and UPVC doors and windows.

Principle of Development:

The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations.

Residential Amenity:

The site is situated on a plot at the end of Hayhurst Road, and as a result the neighbouring properties considered most likely to be affected by the proposed development would be the dwellings situated to the South and East of the application property, known as No.1 and No.5 Hayhurst Road. The proposed two-storey side extension will be situated on the Western elevation of the property, and as such will not be visible from No.5. Due to the orientation of the extension, the development will not result in any overshadowing on adjacent properties. A small window will be inserted on the Southern elevation facing towards No.1 Hayhurst Road, however the neighbouring property's detached garage will be situated between the dwellings and will aid in reducing the impact of the development, whilst also maintaining a separation distance of approximately 13m.

Regarding the link extension on the front elevation, the proposal will feature a flat roof design, with a maximum height of around 2.7m respectively. The extension will not result in overshadowing as a result, and the window inserted on the Eastern elevation facing the neighbouring property will be a narrow window featuring obscured glass. As such, the proposal would not be considered to have a detrimental impact on neighbouring properties with regard to residential amenity.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that "development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature". Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

The proposed two-storey extension will protrude approximately 4.5m from the Western elevation and measure around 3.6m in depth accommodating a set back from the principal building line, with a maximum ridge height of roughly 7m with the eaves measuring 4.9m from ground level. With a set back from the principal building line at first floor and the lower eaves/ridge height make the extension wholly subservient to the application property. The two-storey extension will be set back from the rear elevation by approximately 2.7m, visually reducing the impact of the development on approach to Hayhurst Road.

The Southern and Western elevations of the proposal will be partially screened from view by the high hedge forming the property's Western and Southern curtilage boundary. The front elevation of the two-storey extension would be publicly viewable from Hayhurst Road, and as such will have some visual impact however the size of the development means the proposal would not be an overbearing feature on the existing property and would not be seen as an incongruous feature within the immediate pattern of housing. Accordingly, it is not considered that the proposed works would have any adverse impact upon the visual amenities of the surrounding area.

The link extension will feature a flat roof design and will be adjoining the front elevation of the property to the existing detached garage, therefore making it visible from the public highway. Despite this, the development would be considered subservient to the existing property and garage on the application site and as similar development can be seen from No.6 Hayhurst Road, it would not be considered as an incongruous feature in the street scene.

The proposed development will be faced in render which isn't currently featured on the application dwelling, however properties in the area often comprise a mixture of brick and render, and as such would not be considered inappropriate along Hayhurst Road. As such, the proposed development outlined above will not be considered to have a detrimental impact on the visual amenities of the application property or surrounding area.

Landscape/Ecology:

A protected species survey was conducted on 09.05.2025 at the application site which concluded that no evidence of bats was recorded and the building offers negligible roosting potential.

Highways:

Lancashire County Council Highways have been consulted regarding the application and have made the following comments. The dimensions of the proposed garage do not comply with the LHAs guidance when providing a car parking space, and hence the site can only provide two parking spaces, falling short of the 3 parking spaces which are required for a 4-bedroom property. However, the LHA will accept this shortfall as the existing double garage for the property also fails to meet the measurements to accommodate two vehicles for the existing double garage. The works are not considered to have any undue impact upon highway safety, and therefore the LHA have no objections to the proposal.

Observations/Consideration of Matters Raised/Conclusion:

It is concluded that the proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted subject to conditions.