


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	23/10/2025	Manager:	SK	Date:	27.10.25
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Application Ref:	2025/0399			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	26/08/2025	Site Notice:	26/08/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed part single storey and part two storey extension to rear of property.
Site Address/Location:	3 Eccles Terrace Main Street Grindleton BB7 4RD.

CONSULTATIONS:	Parish/Town Council
Grindleton Parish Council raise no objection.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.

CONSULTATIONS:	Additional Representations.
Two letters of representation have been received raising the following concerns <ul style="list-style-type: none">- Overbearing impact and sense of enclosure by virtue of proximity to neighbouring boundary and scale.- Loss of outlook.- Loss of light.- Excessive scale and overdevelopment.- Development disrupts uniformity of rear building line.- Damage to access roads, walls or drainage routes should be repaired.- Access roads and footpaths should not be blocked during construction. <p>For clarity, since receipt of the above comments, an amended scheme has been submitted reducing the overall scale of the development. The relevant planning matters will be discussed in the following report.</p>	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1:	Development Strategy
Key Statement DS2:	Sustainable Development
Key Statement EN2:	Landscape
Key Statement EN5:	Heritage Assets
Policy DMG1:	General Considerations
Policy DMG2:	Strategic Considerations
Policy DME2:	Landscape & Townscape Protection
Policy DME4:	Protecting Heritage Assets
Policy DMH5:	Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act
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 terrace dwelling located on the western side of West View. The site is located within the settlement of Grindleton on land that comes under the classification of National Landscape. The proposal also sits within the Grindleton Conservation area and is listed as a building of townscape merit in the conservation area appraisal.

Proposed Development for which consent is sought:

Consent is sought for the erection of part two-storey and party single-storey extension located at the rear of the application dwelling.

Impact upon Character/appearance of Conservations Area and Visual Amenity (Where Applicable):

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.

As the application site lies within the Forest of Bowland National Landscape, consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that: “The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’

The application site is situated within the boundaries of the Grindleton Conservation Area, and so consideration must be given towards the impact the proposal will have on the historic character of the surrounding area. With reference to making decisions on applications for development situated within a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: “...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” The Ribble Valley Borough Council Core Strategy also emphasizes the importance that all development within a Conservation Area should “respect and safeguard the character, appearance and significance of the area”.

The original scheme was considered somewhat overdeveloped and unsympathetic to the conservation area by virtue of expansive glazing/window openings and with regard to the scale. The proposal has since been simplified and reduced in size and is therefore assessed accordingly.

The proposed developemnt is located to the rear of the site, however, there is a public right of way adjacent to the site that would afford some levels of visibility. There is an existing two-storey element at the rear of the site, that will be extended upon by approximately 890mm, this part of the extension is marginal and is not considered inappropriate or over dominant.

The single storey element of the proposal will measure 5.3m in length with a width to match the existing two-storey outrigger. The single storey extension will have an eaves and ridge height of approximately 2.5m

and 4.3m respectively. This a relatively modest overall scale and will not result in the creation of an over dominant or disproportionate addition to the dwelling.

The proposed development will be constructed using natural stone to the elevations with a slate roof profile to match the existing dwelling. These materials are commonly found in the locality and will integrate sufficiently into the wider conservation area. The proposed doors will be aluminium framed. These typically have a slim frame profile, similar in appearance to timber, and would therefore be acceptable.

Impact Upon Residential Amenity:

As per Core Strategy Policy DMG1, development must:

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*
- 3. Have regard to public safety and secured by design principles.*

Given the application dwelling is a terraced property, careful consideration must be taken in regard to residential amenity and the potential impact on the adjoining neighbouring dwellings. The application dwelling has one adjoining neighbour, known as No.2 Eccles terrace. No.2 benefits from a single storey extension which extends approximately 7.5m from the rear elevation of the main dwelling. The proposed extension will extend 6.2m rearwards from the existing two-storey outrigger and as result is only marginally greater in length than the neighbouring development. The rear extension at No.2 has two window openings in the side elevation facing the application site, which may be subject to a small amount of light lost as a result of the development. However, given these windows are secondary (the rear extension also benefits from glazed rear doors and a large roof lantern), paired with the existence of substantial boundary treatment, which is of comparable height to the neighbouring extension, it is not considered this light lost would be significant enough to form basis for refusal. There is a reasonable distance between the proposed extension and the shared boundary of approximately 2.5m which will mitigate any substantial sense of overbearing to the aforementioned windows. The eaves of the proposed extension will be similar in height to that of the existing boundary treatment, resulting in negligible impact in regard to overbearing or loss of light.

Highways and Parking:

LCC Highways raise no objection to the proposal on highway safety or amenity grounds.

Landscape/Ecology:

BNG

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

Bats

A preliminary bat roost assessment was conducted at the application site in July 2025. The survey concluded that there was no evidence of bats, and that roosting potential was low, therefore no further action is required. However, there it was considered that there is an opportunity to improve roosting potential for the local bat population and therefore it is advised a bat box to be incorporated into the development.

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.	