


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>21/08/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>21.8.25</b>
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<b>Application Ref:</b>	2025/0407			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	12/08/2025	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed extension of rear dormer, new front dormer, single storey rear extension and new front porch.
<b>Site Address/Location:</b>	1 Eastfield Drive West Bradford BB7 4TQ

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
The parish council raised concerns over the loss of a parking space within the site and subsequent on street parking.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>No objection.</b>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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)
<b>Relevant Planning History:</b>  25/0408: Certificate of Lawfulness for a proposed single storey rear extension (refused).

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a semi-detached property on a cul-de-sac in West Bradford. The surrounding area is predominantly residential in nature being typified of similar detached and semi-detached bungalow style properties. The application site falls within the designated National Landscape (formerly the AONB).

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

Consent is sought for various external alterations to the dwelling consisting of

- Two small front dormer extensions.
- Extension of the existing rear dormer extension.
- Flat roof front porch.
- Falt roof single storey rear extension.

**Impact Upon Residential Amenity:**

The application dwelling has one immediately adjoining neighbour known as No.3 Eastfield Drive. The proposed rear extension will be located along the adjoining shared boundary with No.3. Given the length of the proposed extension lines up with that allowed under permitted development, it is not considered the extension would result in any measurable harm in respect of loss of light that would warrant refusal. The proposed rear dormer will be extended to the southeastern extents of the roof. This is away from the adjoining No.3 and therefore there will be no impact in this respect.

The proposed rear dormer will have additional window opening facing two properties located to the rear of the application site, No.2 and No.4 Hillside Drive. There is a sufficient privacy distance between habitable windows of approximately 25m to mitigate any potential for overlooking. Furthermore, a similar dormer can be constructed utilising permitted development rights.

The proposed front dormer extension will result in the introduction of new window openings to the principal roof slope. The nearest receptors of the east are in excess of 24m from the proposal and therefore the front dormers do not raise concern in respect to loss of privacy.

Based on the above observations, no adverse impact to residential amenity is expected resultant.

**Visual Amenity/External Appearance:**

The application site is located within a corner plot on Eastfield drive and as such hosts a readily visible position within the street scene. Careful consideration must therefore be given into the impact of the proposed development on the character of the area and wider national landscape.

The proposed front dormer extension will host a prominent position being located on the principal roof slope. The overall scale and proportions of the dormer extension is modest in relation to the roof slope. They are also similar in size to other front dormer extensions found within the vicinity.

The proposed rear dormer extension is a continuation of an existing dormer. Whilst the dormer will be larger in scale, the overall projection is modest and will not read as a dominant addition to the host dwelling.

The proposed porch extension is modest in footprint projecting 1.5m from the principal elevation of the dwelling. The porch extension will remain entirely subservient to the host dwelling. There are variety of porch extensions in the area, and the proposal will therefore not read as out of character within the street scene.

The proposed rear extension is again modest in footprint, measuring 3m in depth from the rear elevation of the property. The extension projects slightly beyond the eaves of the existing dwelling and therefore could not be constructed under permitted development. However, besides this, the development largely complies with the allowance for PD. As such, the proposal raising no concerns from a scale or design perspective.

In respect of materials, the development will be constructed using materials which are found on the application dwelling and are common in the locality. The development will therefore integrate sufficiently into the street scene.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and responded requesting confirmation that the site can maintain two off road parking spaces.

An amended site plan has been received which confirmed that two of the off-road spaces would be retained in line with parking standards.

**Landscape/Ecology:**

A preliminary bat roost assessment was conducted at the application site on the 23<sup>rd</sup> June 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.