


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>11/12/2025</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>12/12/25</b>
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<b>Application Ref:</b>	2025/0416				<b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>	
<b>Date Inspected:</b>	24/10/2025	<b>Site Notice:</b>	N/A			
<b>Officer:</b>	EP					
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>	

<b>Development Description:</b>	Regularisation of single storey rear extension.
<b>Site Address/Location:</b>	3 Waters Edge, Whalley BB7 9UF.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<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  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  No recent planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a mid-terraced property on Waters Edge in Whalley. The application dwelling benefits from a detached garage, which forms part of the block of garages utilised by other residents, which sits immediately adjacent to No.1 Waters Edge. The application site falls within flood zones 2 and 3 but has no other designations. The surrounding area is predominantly residential in nature, being typified of varying styles of property.
<b>Proposed Development for which consent is sought:</b>

Retrospective consent is sought for the construction of a rear single storey extension accommodating additional living space.

**Impact Upon Residential Amenity:**

The development is located to the rear of the application dwelling with there being two immediately adjacent neighbouring receptors known as No.2 and No.4 Waters Edge. The extension has a modest rearwards projection of 3.4m with a ridge height of 3m. The neighbouring dwellings benefit from similar rear extensions which provide a level of screening of the development. It is therefore not considered that there is any significant adverse impact on residential amenity resultant.

**Visual Amenity/External Appearance:**

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

The development is located at the rear of the application site and is therefore not readily visible from within the public realm. Nonetheless, the development is modest in terms of footprint and does not appear as a dominant addition, integrating sufficiently into the dwelling.

In respect to materials, the proposed development has been constructed using natural stone to the elevations which is painted white, with a glazed roof and white uPVC windows and doors. This is consistent with the application dwelling and properties in the vicinity.

As such, the proposal is acceptable from a visual amenity perspective.

**Highways and Parking:**

No highway safety implications identified.

**Landscape/Ecology:**

Biodiversity.

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

Flood Risk.

Constraint analysis shows that the property lies within Flood Zones 2 and 3. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment in addition to the Environment Agency's 'Householder and other minor extensions in Flood Zones 2 and 3' guidance found online.

**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.