


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	31/03/26	Manager:	KH	Date:	01/04/26
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Application Ref:	3/2025/0435			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	04/07/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed two storey side extension and rear bay window.
Site Address/Location:	6 The Grove, Whalley, BB7 9RN.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2022/1171: Proposed two storey side extension (Refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two storey property at no.6 The Grove, Whalley. The property comprises brick and render, concrete roof tiles and uPVC windows and doors and is adjoined by a single storey integral garage on its north-western gable end, flush with the principal elevation, which has been converted into additional living accommodation. The site to which the proposal relates is located within

the defined settlement area of Whalley and the surrounding area is residential in character, with the application property and no.8 The Grove forming one of several similar pairings of semi-detached properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed two storey side extension and rear bay window.

The proposed two storey extension would project 3.1m from the north-western side elevation of the application property, increasing to 4.5m towards the rear, and would extend a total depth of 10.5m to project 1.6m beyond the rear elevation of the main dwellinghouse. A pitched roof form would be incorporated measuring a maximum of 5.1m to the eaves and 7.2m to the ridge. To the front elevation 2no. windows would be featured, along with a personnel door, whilst 2no. additional windows would be included to the north-western side elevation. A large element of glazing would also be featured to the rear of the extension at both ground and first floor, wrapping around on to the south-eastern side elevation.

The proposed bay window would project 0.6m from the rear elevation with a width of 2.3m and would measure 2.7m in height.

In respect to materiality, the proposal is to be finished in render to the external walls, concrete tiles to the roof and aluminium windows and doors.

Principle of Development:

The application 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 Residential Amenity:

The openings proposed to the front and rear elevations of the development would provide similar views to those afforded by the existing window configuration featured to the existing dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The windows proposed to the north-western side elevation of the two-storey extension would provide views towards the southern side elevation of No.4 The Grove, which benefits from multiple existing openings. However, the windows featured to No.4 The Grove are understood to serve non-habitable rooms and appear to be obscure glazed. Nevertheless, the windows proposed to the north-western side elevation of the extension would serve a utility and en-suite bathroom and could therefore be obscurely glazed to prevent any perceived sense of overlooking towards the adjacent residential property without causing significant harm to the amenity of the application property. This can be secured by way of an appropriately worded condition.

The glazing proposed to the south-eastern side elevation of the extension would provide views towards the private amenity space associated with No.8 The Grove, particularly given the lack of any solid boundary treatment marking the shared boundary between the pair of semi-detached properties. As such, it is also considered appropriate to impose a condition requiring these openings to be obscure glazed in order to protect the amenity of the No.8 The Grove.

It is not considered that the proposed development would result in any significant detrimental harm by way of overshadowing, loss of outlook or daylight. The proposed two-storey side extension would be sited a minimum of 3.5m from the south-eastern side elevation of No.4 The Grove with this distance increasing towards the rear of the development due to the orientation of the application property in relation to this neighbouring property. As mentioned above, the windows featured to the side elevation of No.4 The

Grove are understood to serve non-habitable rooms and therefore any resultant overshadowing/ loss of outlook is not considered to warrant a refusal of the application in this particular instance. Furthermore, it is not considered that the rearward projection of the two-storey addition would result in any measurable undue harm upon the openings featured to the rear of No.4 The Grove.

With respect to No.8 The Grove, the proposed two storey extension would remain approximately 5.8m from the shared boundary and therefore it is not expected that any significant loss of light would be resultant. The proposed bay window would also comprise a relatively modest addition to the property, projecting 0.6m from the rear of the application dwelling, and therefore it is not anticipated that any adverse harm would be caused in this respect.

Taking account of the above, the proposed development is considered acceptable with respect to impact upon residential amenity, subject to a condition requiring the windows to the north-western and south-eastern elevations of the two-storey extension to be obscure glazed.

Visual Amenity/External Appearance:

The application property fronts The Grove and therefore the proposed development would have a clear visual impact.

In most cases, the Local Planning Authority seek to ensure that two-storey side extensions are adequately set-down from the main ridgeline and set-back from the principal elevation so as to ensure that the proposal appears subservient to the main dwellinghouse. Whilst the proposed extension would be set 0.5m back from the principal elevation at first floor and down from the main ridgeline, the extension would be flush with the front elevation of the main property at ground floor level. However, it is noted that the proposed two-storey extension would replace the existing single storey converted garage which is flush with the main property. With this in mind, it is not considered, on balance, that the lack of a set back at ground floor would result in any significant adverse harm upon the existing visual amenities of the application property or wider street scene that would warrant the refusal to grant planning permission in this particular instance. The degree of projection to the side would also not be significant, insofar that the front of the extension would have a width equating to approximately half of the width of the existing two-storey dwellinghouse. It is noted that the width of the extension would increase to 4.5m towards the rear; however this element of the extension would be set 4.7m back from the principal elevation, substantially set down from the ridge and largely screened from public view due to the orientation of the proposal site in relation to the public highway and adjacent residential dwelling. In this respect, it is not considered that the proposal would appear an overly incongruous or over dominant addition to the application dwelling or wider street scene.

The proposed bay window would not be visible from the adjacent public realm, being sited to the rear of the property and would comprise a modest addition to the dwellinghouse. As such, any visual impact would be negligible.

The development would also be finished in materials to match the external appearance of the primary dwellinghouse and neighbouring residential properties, including render and concrete roof tiles, ensuring visual integration and further reducing the impact of development. Whilst a large element of glazing would be incorporated to the rear of the extension, this would not be a visually prominent feature within the street scene and therefore is not considered to warrant the refusal to grant planning permission for this reason alone.

Taking account of the above, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways. In the consultation response received from the Local Highway Authority (LHA) dated 10th June 2025, it was noted that the proposal would result in the loss of a garage as shown on the submitted Existing and Proposed plans. However, the integral garage had already been converted into living accommodation several years prior to the submission of this application. The development the subject of this application would therefore not directly result in the loss of garage parking. The Existing plans have been updated to reflect this.

Notwithstanding this, the proposal would increase the property from a 3-bedroom dwelling to a 4-bedroom dwelling. As such, the LHA requested the submission of a parking plan showing that the three parking spaces required to meet parking standards for a four-bedroom dwelling could be accommodated within the proposal site.

A revised Proposed Site Plan has been submitted which shows that parking for three vehicles can be accommodated to the front of the property on the driveway. This amended plan has been reviewed by the LHA and subsequently no objections have been raised. As such, the proposed development is considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

Bats

The application was originally accompanied by a Bat Survey report dated 9th January 2023; however, as this was over 12-months old, an updated Bat Survey was requested.

The updated Bat Survey report, dated 20th November 2025 concludes that the building does not have any cracks, crevices or access points with the potential to provide roost habitat for bats. There is no evidence that bats are roosting or have ever been present and it is not considered necessary to carry out an emergence survey. It is very unlikely that roosting bats will be disturbed or exposed during the building works, nor will the scale of the extension have any negative impact on a local bat population and therefore mitigation or timing constraints are not required.

BNG

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

Observations/Consideration of Matters Raised/Conclusion:

As such, it is 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.