


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	05/11/2025	Manager:	SK	Date:	6.11.25
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Application Ref:	2025/0484			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	30/01/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed demolition of conservatory and erection of single-storey link extension and single-storey rear extension.
Site Address/Location:	1 Waters Edge, Whalley BB7 9UF.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments 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 DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0015: Proposed two-storey side extension with single-storey link to the garage, single-story extension to the rear and alterations. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached 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 the application property. 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.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey side extension to connect the main dwelling to the adjacent detached garage block. The extension will accommodate extended living space and will replace an existing conservatory.

Impact Upon Residential Amenity:

The proposed development will be located to the Northern side of the application dwelling where there is one immediately adjacent neighbouring receptor known as 28 Woodfield View. The single storey element, due to the orientation of the existing dwelling and garage, will not have any impact on the neighbouring dwelling and will be screened by existing boundary treatment for the receptors of Woodfield View.

It is therefore not considered that there would be any significant adverse impact on residential amenity subject to suitable conditions.

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 proposed extension is to be located to the northern side elevation of the dwelling and as result will be partially visible within the street scene. As such, careful consideration must be given into the impact of the development on the character of the area. The proposal is modest in terms of footprint and will not appear as a dominant addition and will integrate sufficiently into the dwelling. The existing garage block will partially screen the development upon the approach to water's edge.

In respect to materials, the proposed development will be constructed using natural stone to the elevations, natural blue slate roof tiles and white uPVC windows and doors. This is consistent with the application dwelling and properties in the vicinity.

Furthermore, it was observed on a site visit that there is a similar type of development at No.10 Waters Edge. As such it is not considered the proposal would read as out of character within the street scene. 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.

Bats.

A preliminary bat roost assessment has been conducted at the application site on 17.10.2024. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

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.