

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	06/08/25	Manager:	KH	Date:	06/08/25
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0487			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/07/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Single storey rear extension.
Site Address/Location:	19 Pendle View, Brockhall Village, Old Langho, BB6 8AT.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A.
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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0335: Prior approval for proposed single-storey rear extension under Part 1 Class A of the GPDO 4.15m long, 3.75m high (max) and 2.4m high to eaves. Demolition of existing conservatory and access to the rear and side garden included (Permission Required).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse at no.19 Pendle View. The site to which the proposal relates is located within the defined settlement area of Brockhall and the surrounding area is predominantly residential in character.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension projecting 4.2m from the rear elevation of the application property and 3.5m from the south facing side elevation with a maximum width of 7m. A pitched roof form would be incorporated measuring 2.4m to the eaves and 3.8m to the ridge.

To the front elevation a set of glazed double doors would be included, along with 2no. windows to the rear and bi-folding doors to the north side elevation.

With respect to materiality, the proposed development would be finished in brickwork, concrete roof tiles and white uPVC windows and aluminium doors.

Principle of Development:

The proposal relates to a domestic extension 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 extension would provide views predominately into the private amenity space associated with the application property and therefore it is not anticipated that any new opportunities for direct overlooking or loss of privacy would be resultant.

The extension would also be adequately distanced from nearby residential receptors being sited approximately 6m from the common boundary with no.21 Pendle View and in excess of 10m from the residential dwelling at no.17 Pendle View. As such, it is not considered that the proposal would result in any significant degree of overshadowing, loss of outlook or daylight to neighbouring occupants.

Accordingly, the proposal is acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed extension would appear appropriate in size and scale for a single storey extension when read in context with the existing built form of the dwellinghouse and would not read as an incongruous or unsympathetic addition. The proposal would also be finished in materials to match the external appearance of the primary dwellinghouse, including brickwork and concrete roof tiles, ensuring visual integration and further reducing the impact of the development.

Taking account of the above, the design and visual appearance of the development is considered to be acceptable.

Highways and Parking:

The proposed development would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing parking arrangements or site access. As such, it is not anticipated that the proposed works would result in any detrimental impact upon highway safety or capacity in the immediate vicinity of the proposal site.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposal. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
------------------------	---