


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	15/10/25	Manager:	KH	Date:	17/10/25
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Application Ref:	3/2025/0496			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	02/09/25	Site Notice:	02/09/25					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Demolition of rear lean-to extension and garage. Proposed single storey side and rear extensions to form garage, wc, utility and kitchen area.
Site Address/Location:	18 Hornby Road, Longridge, PR3 3RE.

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 condition.

CONSULTATIONS:	Additional Representations.
No representations have been 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 DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached two-storey dwellinghouse at No.18 Hornby Road, comprising brickwork to the external elevations and benefitting from an existing timber conservatory to the rear and single garage. The site to which the proposal relates is located within the defined settlement area of Longridge and the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing conservatory and garage and construction of a single storey side and rear extension.

The proposed extension would project 2.5m from the north-eastern gable elevation of the application property and 2.3m from the rear north-western elevation with a maximum width and depth of 7.4m and 8m respectively. A lean-to roof form would be incorporated with an eaves height of 2.4m and ridge height of 3.3m and a personnel door and 1no. window opening would be featured to the rear elevation, along with a garage door to the front elevation and 2no. rooflights.

With respect to materiality, the proposal would be finished in brickwork and roof tiles to match the existing dwellinghouse, along with uPVC windows and 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 rear of the extension would provide similar views to those afforded by the existing conservatory which is proposed for demolition and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

The proposed extension would extend along the common boundary with No.20 Hornby Road. However, the development would have a maximum rearward projection of 2.3m and would be sited to the north-east of this adjoining residential property. As such, it is not anticipated that the proposal would result in any significant adverse harm by way of overshadowing, loss of outlook or daylight that would justify a refusal of the application. In addition to this, No.16 Hornby Road does not benefit from any existing openings to its gable elevation facing the proposal site and the rearward projecting element of the extension would be adequately screened by the existing garage featured towards the rear of this neighbouring dwellinghouse. It is therefore not anticipated that any measurable undue impact upon No.16 Hornby Road would be resultant.

Accordingly, the works proposed are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed extension would be partially visible from the public highway of Hornby Road; however, the proposal would replace the existing garage and conservatory and would appear appropriate in size and scale for a single storey side and rear extension when read in context with the existing dwellinghouse. As such, no concerns are raised in this respect.

The proposal would also utilise materials to match the external appearance of the main property, including brickwork and uPVC windows and doors, ensuring visual integration and further reducing the impact of development. Taking account of the above, the proposed development would not result in any undue impact upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

A consultation response from Lancashire County Council Highways was received 3rd October 2025 stating that the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development. A 2-bedroom dwelling should provide at least 2 off-street parking spaces, which are currently provided within the driveway and an additional existing garage. However, the proposal would result in the removal of off-street parking provisions at the side of the dwelling alongside the existing garage, with the proposed garage being smaller than the recommended minimum internal dimensions for vehicular parking. As such, the original scheme would result in just one off-street parking space being retained to the front of the property.

Following this, an amended Proposed Site Plan has been submitted which shows an extension of the existing driveway to allow for two off-street parking spaces. This has been subject to review by the LHA who raise no objection to the revised parking arrangements subject to the imposition of a condition. It is also noted that new driveway will require an extension to the existing vehicular crossing within the adopted highway which will need to be constructed under a Section 171 agreement with the LHA.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposed development. 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, 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.
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