


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>12/08/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>13.8.25</b>
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<b>Application Ref:</b>	2025/0498			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	12/08/2025	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed single storey rear/side extension.
<b>Site Address/Location:</b>	26 Grindleton Road West Bradford BB7 4TE.

<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>	<b>No objection.</b>

<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 semi-detached property in West Bradford. The surrounding area is predominantly residential, being typified mostly of similar properties. The application site itself is not on any designated land.
<b>Proposed Development for which consent is sought:</b>

Consent is sought of the construction of a single storey rear extension, with a slight sideways projection, to accommodate a ground floor bedroom.

**Impact Upon Residential Amenity:**

The application dwelling has several adjacent neighbours' known as No.24 Grindleton Road and No.28 and No.30 Grindleton Road which are flats. The pair of flats located to the Northeast of the site, are a sufficient distance of the development, of approximately 5.5m, in addition to a detached outbuilding that will provide screening of the development. As such, no adverse impact is expected in this respect.

The proposed extension will adjoin a part single-storey, part two-storey existing outrigger that runs along the shared boundary with No.24. The proposed extension will be set in from said adjoining boundary by approximately 1.8m and as such, will not have an adverse impact in respect to loss of light or overbearing impact. The proposal given the location of the proposal away from the adjoining boundary the impact will be comparable to the existing arrangement.

**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 located largely to the rear of the dwelling, with a small sideways projection of approximately 900mm. Given the proposals siting and taking regard to the setback from the principal building line of the dwelling, which is over 10m, the development will not host a visually prominent position within the street scene.

Nonetheless, the development will be faced in render to the elevations with facing brick plinth and concrete roof tiles, all of which are consistent with the application property. As such, the proposal will integrate sufficiently into the application dwelling and wider street scene.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raised no objection.

**Landscape/Ecology:**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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 that the application is recommended for approval.

**RECOMMENDATION:**

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