


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	14/08/2025	Manager:	SK	Date:	15.8.25
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Application Ref:	2025/0506			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	18/07/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single-storey extension to rear.
Site Address/Location:	15 Waddow Grove, Waddington BB7 3JL.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

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: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property in Waddington. The surrounding area is predominately residential, and the application site does not fall on any designated land.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension for the purposes of creating an additional bedroom and extended dining kitchen.

Impact Upon Residential Amenity:

There are two neighbouring properties to either side of the application dwelling, these are known as No.36 and No.38 Waddow Grove. The proposed extension is to be sited to the rear of the application dwelling and as such there will be no adverse impact on No.16 in respect of loss of light or overbearing impact given the existence of a detached garage structure within the neighbouring curtilage will screen the proposed development.

The proposed extension will sit parallel to the adjoining boundary with No.38 Waddow Grove. There is a suitable distance between the application site and neighbouring property of approximately 3m. Consequently, despite the 6.7 metres rearwards projection, there will be no significant loss of light to habitable windows or sense of overbearing as a result of the proposal. An additional plan has been submitted which demonstrates the relationship between the proposed extension and habitable windows at No.38 by virtue of the 45-degree angle test. Whilst there is a slight shortfall in this test, it is minor and would not result in any significant loss of light to habitable windows to a degree that would warrant refusal.

There are two window openings proposed in the southeast elevation of the dwelling which directly face the residential amenity space of No.38. To maintain privacy, these will be obscure glazed, a relevant condition will be placed on the decision notice.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy 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 on 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 sited to the rear of the application dwelling and as such is largely out of sight from within the public realm, with the exception of a slight sideways projection. Nonetheless, the proposed materials are consistent with those found on the application dwelling and on properties in the vicinity. In respect of scale, despite the extension comprising a relatively large footprint, the development will take a subservient position to the application dwelling. As such, no adverse impact on visual amenity is expected.

Highways and Parking:

LCC Highways were not consulted in relation to the proposal given it will not impact highway safety or amenity subject to condition relating to the construction of the driveway.

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 was conducted at the application site in July 2025. The survey concluded that no evidence of bats was recorded, and the building itself offers negligible roosting potential.

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.