


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	26/08/25	Manager:	KH	Date:	27/08/25
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Application Ref:	3/2025/0516				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	12/08/25	Site Notice:	N/A			
Officer:	LW					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed demolition of conservatory and erection of side extension.
Site Address/Location:	Oak Tree, Whitehalgh Lane, Langho, BB6 8ET.

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 DME1: Protecting Trees & Woodland
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached bungalow property known as Oak Tree, accessed off Whitehalgh Lane, Langho. The property comprises brickwork, concrete tiles and uPVC windows and benefits from an existing conservatory to the south-eastern side elevation. The site to which the proposal relates is located within the defined settlement area of Langho and the surrounding area is predominantly

residential in character, comprising a mixture of house types including two-storey dwellings, dormer bungalows and true bungalows. The site is bordered by a number of mature trees fronting Whitehalgh Lane which are protected by a Tree Preservation Order.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing conservatory and construction of a side extension.

The proposed extension would project 3.9m from the south-eastern side elevation of the property and would extend a depth of 9m. A pitched roof form would be incorporated measuring 2.5m to the eaves and 4.7m to the ridge. Window openings would be featured to all elevations, along with a set of bi-folding doors to the south-eastern side elevation and a personnel door to the rear. Two rooflights would also be included to the front facing roof slope.

With respect to materiality, the proposal would be finished in render to the walls, concrete tiles to the roof and uPVC windows. As part of the overall development, the existing dwellinghouse would also be rendered.

Principle of Development:

The proposal relates to a domestic extension and alterations 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 towards the private amenity space associated with the application property and would be similar to those already afforded by the existing conservatory which is proposed for demolition. In this respect, it is not anticipated that any new opportunities for direct overlooking or loss of privacy would be resultant.

In addition to this, the proposed development would remain approximately 5.6m from the adjacent property known as The Bungalow. Given this separation distance, as well as the orientation of the development in relation to this neighbouring dwelling, it is not considered that the proposal would result in any measurable undue harm by way of overshadowing, loss of outlook or daylight.

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

Visual Amenity/External Appearance:

The extension would comprise a size and scale that would appear appropriate when read in context with the existing built form of the property, being set back from the principal elevation and down from the main ridgeline. In this respect, the development would clearly read as a subservient addition to the primary dwellinghouse.

The use of concrete roof tiles and uPVC windows would also visually integrate with the external appearance of the existing property. The proposed incorporation of render throughout would introduce a new material to the application dwelling; however, render is well established within the surrounding locality and therefore it is not considered that its use would result in an anomalous or discordant appearance.

Taking account of the above, it is not anticipated that the proposed works would result in any adverse impacts upon the existing visual amenities of the application property or the surrounding area.

Highways and Parking:

No highway related issues have been identified with respect to the proposal. The 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, the proposal is acceptable with respect with highway safety and parking.

Landscape/Ecology:

Bats

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 27th June 2025. The report concludes that the building was observed to have no obvious suitable roost features present and no evidence to suggest presence of roosting bats or use by bats was recorded, despite suitable undisturbed horizontal surfaces being present, and at a time of year when such evidence would reasonably be expected. As such, when location, the well-sealed condition of the building, and surrounding habitat were taking into consideration, the building was assessed as offering negligible bat roosting potential.

Given the lack of roosting potential, it is therefore considered that the development proposal would not risk negative impacts on roosting bats, and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This has been secured by way of a condition.

Trees

It is noted that there are mature trees situated within close proximity to the proposal site which are protected by a Tree Preservation Order. However, the proposed development would be sufficiently distanced from these trees so as to prevent any direct impact and therefore no concerns are raised in this respect.

BNG

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.
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