

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	KH	Date:	12/12/25	Manager:	LH	Date:	12/12/25

Application Ref:	3/2025/0518	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	06/03/25	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Proposed first floor extensions and alterations.
Site Address/Location:	The Bungalow, Simonstone Lane, Simonstone BB12 7NU

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council: No objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	Does not raise an objection and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to a condition relating to construction management.

CONSULTATIONS:	Additional Representations.
Nearest neighbours notified by letter and site notice posted.	
No response received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement EN1 – Green Belt. Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DME3: Site and Species Protection and Conservation National Planning Policy Framework (NPPF)
Relevant Planning History: The bungalow has been previously extended in the 1970's to both the east and west elevations.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to an existing, extended bungalow located in Simonstone.

The host dwelling is a single-storey bungalow finished in white render. The roof is duo-pitched in form with natural slate. The property has a significant footprint as it has been extended previously.

The site is accessed from Simonstone Lane adjacent to the site to the west, there is also access onto Whalley Road to the northeast.

The area is predominately rural in nature with a small number of dwellings and farmsteads in the immediate vicinity as well as terrace properties along Simonstone Lane and Simonstone Hall to the northeast. The site is outside of a defined settlement and lies within designated Green Belt approximately 100m from the nearest settlement boundary of Read and Simonstone.

Proposed Development for which consent is sought:

The application seeks consent for a first-floor roof lift and alterations to the property including the removal and addition of bay windows.

The first-floor would consist of three elements measuring approximately 9m x 10.5m, 9m x 8.5m and 8.3m x 7.6m with an overall height of 7.36m (eaves height of 2.45m) constructed with a slate roof and will form a bedroom, dressing room, ensuite bathroom, balcony and office space to the western end and an ensuite bedroom to the eastern side of the newly formed roof space with a central void area.

First floor bay windows are proposed as well as solar panels to the southern roofslope.

The existing garage space and number of bedrooms would remain the same at three.

Principle of Development:

The site is located outside of any defined settlement limits with Green Belt and therefore Key Statement EN1 of the Core Strategy and national Green Belt policy contained in the Framework is engaged.

The National Planning Policy Framework (NPPF) states that there is a general presumption against inappropriate development in the Green Belt and advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

As set out in the NPPF and Key Statement EN1 of the Ribble Valley Core Strategy, the essential characteristics of Green Belts are their openness. NPPF paragraph 154 identified the exceptions for development within the Green Belt. The extension or alteration of a building that does not result in disproportionate additions over and above the size of the original building is considered an exception where they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. Development which is harmful to the Green Belt should only be permitted in 'very special circumstances' and these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The NPPF defines 'original building as 'a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. Therefore, any extensions built since 1948 cannot be used to justify

additional floor space or volume. Furthermore, in terms of calculating the size of the 'original building', outbuildings are generally not included.

A statement submitted by the agent suggests that the increase is modest and proportionate as it remains within the envelope of the site and the footprint is not increased as part of this application. However, new development within the Green Belt is restricted to the exceptions listed at Para 154 and of particular relevance to this proposal is criterion c), which allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The original bungalow was construction pre 1948 and was extended in the 1970's with additions to both the east and west sides which included a garage and enlargement of the kitchen and dining areas.

This proposal is to create first floor areas and change the existing roofline with pitched roofs and bay windows.

The existing property as built had an overall volume of around 300 cubic metres this property was then extended to around 611 cubic metres. This means that the existing house has already been increased by over 100% volume increase. This proposal would result in a further increase of 272 cubic metres which would result in a further increase of 45% resulting in a total increase of 883 cubic metres (194%) which cannot be considered to be small scale or proportionate to the original building.

In this case the property has already been extended from its original size and any further increases in size would result in disproportionate additions beyond that of the original dwelling which cumulatively result in harm to the spatial and visual openness of the Green Belt.

In this respect the proposal is contrary to Key Statement EN1 and para 154 of the National Planning Policy Framework.

Impact Upon Residential Amenity:

The nearest properties are Eveson's Barn to the west (34m) which has recently been converted into a dwellinghouse and Evesons Farm and Cottage (30m to the northwest) both of which are Grade II Listed and 50m from Bank Top Farm which is also Grade II Listed. It is not considered that this first floor extension to a residential property would result in any direct harm to these properties in terms of residential amenity.

Therefore, the first-floor extensions are sited sufficient distance away from the nearest residential property not to result in any undue impacts upon residential amenity.

In this respect, it is considered that the proposal does not conflict with Policy DMG1 of the Ribble Valley Core Strategy.

Impact Upon Heritage Assets:

Eveson's Farm and Cottage (30m to the northwest) are Grade II Listed 30m to the northwest and 50m from Bank Top Farm which is also Grade II Listed. It is not considered that this extension first floor extension to a residential property would result in any direct harm to these listed properties.

Simonstone Hall, Barn and Stable, all Grade II Listed are sited approximately 180m to the northeast.

The submitted Heritage Statement states that as there is no increase in the footprint and due to the separation distances and overall scale would harm the listing status of the nearby properties.

I concur with this view.

Visual Amenity/External Appearance:

The Bungalow is a detached property set within its own grounds set some distance from Simonstone Lane.

Public right of way (12-10-FP-33) lies approximately 55m to the north of the site. The site is not readily visible from the public highway, Simonstone Lane to the west but can be seen from the adjacent access track road and from public viewpoints along the footpath.

Policy DMG1 of the Ribble Valley Core Strategy states that all development must '*be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style*' and '*not adversely affect the amenities of the surrounding area*'.

The proposal would result in a first-floor roof lift which would increase the overall height of the original bungalow as well as both side extensions resulting in a much larger scale building than originally construction in both footprint and height. The resulting structure would be out of keeping with in terms of size, scale and massing in this location to the detriment of the rural character of the area.

Taking account of the above, it is considered that the extension, by virtue of its scale, design and massing, would result in large, unsympathetic and incongruous addition that would dominate the original dwelling and result in harm to the visual amenities of the area and the aims and objectives of Policy DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highway Safety:

The proposal raises no highway concerns as the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to a condition relating to construction management.

Trees/BNG:

Ecology

A bat survey has been submitted in support of the application. The report concludes that no evidence was recorded to suggest that bats were roosting within the building and there is negligible potential for roosting bat.

Trees

A Tree Constraints Plan has been submitted which indicates that none of the trees would be affected by the proposed development and that all existing trees can be retained.

There is a Leland cypress hedge along the boundary fence which is proposed to be removed due to its condition.

Temporary protective fencing will be erected around the mature retained trees prior to work commencing and this can be controlled by an appropriate condition.

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:

In conclusion, the proposed development, by virtue of its size and scale, would result in a negative impact on the openness of the Green Belt and conflict with the purposes of including land within the Green Belt. Furthermore, the size, scale and massing of the proposed development would dominate the original dwelling and would result in a large-scale addition which would be harmful to the character and appearance of the area.

As such, the proposed extension would result in an inappropriate form of development within the Green belt that would result in undue harm to the openness in terms of spatial and visual amenities of the area and therefore conflict with Key Statement EN1 and policies DMG1 and DMH5 of the Ribble Valley Core Strategy 2008 – 2028 as well as Para 154 of the National Planning Policy Framework.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:

That Planning Permission be refused for the following reasons:

01.

The proposed development would result in a disproportionate addition to the original property and would be inappropriate development in the Green Belt contrary to the provisions of Key Statement EN1 of the Ribble Valley Core Strategy and Section 13 of the National Planning Policy Framework which attaches substantial weight to the openness of the Green Belt.

02.

The proposed development, by virtue of its size, scale and massing, would result in a large-scale form of development that would dominate the original dwelling and result in harm to the visual amenities the immediate area. This would be contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.