

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	03/10/2025	Manager:	SK	Date:	28.10.25

Application Ref:	2025/0533			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/08/2025	Site Notice:	26/08/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of a single storey rear extension following demolition of existing conservatory.
Site Address/Location:	7 Horton Lodge Horton Skipton BD23 3JX

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
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 one of eight units forming part of a converted hotel property in Horton. The property consists of stone, slate roof tiles and UPVC / timber windows. The proposal site is a gated complex surrounded by a large area of open countryside close to the A59.
Proposed Development for which consent is sought:

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

Impact Upon Residential Amenity:

The application dwelling has one adjoining neighbour to the west known as No.5 Horton Lodge. The proposed extension is to be located at the western side of the dwelling adjacent to the shared boundary with No.5.

There is an existing conservatory at the application site which is approximately 0.5m from the shared boundary. The proposed rear extension will be located in a similar position albeit it greater in width. The proposed extension will be flat roof in design, with an eave's height of 2.85m. This is marginally greater than the eaves height of the conservatory, which measures approximately 2.4m in height to the eaves, but the difference will be offset by the flat roof nature of the development compared to the pitched roof of the existing conservatory. In terms of length. The existing conservatory has a maximum length of approximately 4m but features a chamfer at approximately 2.8m.

Overall, the scale of the extension is slightly larger than the existing conservatory. As such, there may be a slight increase light lost or overbearing impact to the habitable windows on the rear elevation of the neighbouring property resultant. However, this would be marginal when compared with the current arrangement, particularly taking into account existing boundary treatment and northerly facing rear elevations, and would not be substantial enough to warrant refusal. Furthermore, the existing conservatory has a completely glazed western side elevation. As such, from a privacy perspective, the proposed extension provides a betterment.

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 development is located to the rear of the site and as such does not host a readily visible position from within the public realm. The proposed extension is modest in footprint when read in conjunction with the host dwelling and surrounding development. The extension will measure 4.8m by 3.7m in width and length remaining entirely subservient to the host dwelling.

In regard to materials, the extension will be constructed in sandstone to the elevations with stone mullions and sills. The doors and windows will be white upvc to match the existing dwelling. As such, the proposal will integrate sufficiently into the site.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

Biodiversity.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Flood Risk.

Constraint analysis shows that the property lies within Flood Zones 2 and 3. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment in addition to the Environment Agency's '*Householder and other minor extensions in Flood Zones 2 and 3*' guidance found online.

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.