


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	09/09/25	Manager:	KH	Date:	11/09/25
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Application Ref:	3/2025/0540			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	10/04/25	Site Notice:	10/04/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed two storey and single storey extension to rear and insertion of dormers to front and rear roof slopes.
Site Address/Location:	Brooklands, Longworth Road, Billington, BB7 9TS.

CONSULTATIONS:	Parish/Town Council
A consultation response from Billington and Langho Parish Council was received on 2 nd September 2025 requesting consideration of overlooking issues.	

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

CONSULTATIONS:	Additional Representations.
Two letters of objection have been received raising concerns with respect to direct overlooking and loss of privacy as a result of the proposed rear dormer extension.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2025/0170: Proposed extensions to form garden room, utility, WC, first floor study and second floor bedroom (Refused).</p> <p>3/2020/0361: Proposed extensions to form garden room, utility, WC, garage and first floor study and bedroom. Resubmission of application 3/2019/0929 (Approved).</p>

3/2019/0929: Proposed two storey extension to side to create ground floor garage and first floor bedroom; adjoining single storey extensions to rear to create utility, WC/shower and garden room (Refused).

3/2018/0560: Proposed two storey extension to side to create ground floor garage and first floor self-contained flat; adjoining single storey extension to rear to create utility room, WC/shower and garden room. The first floor flat to be used solely in conjunction with the main house (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached, two-storey dwellinghouse known as Brooklands, comprising natural stone to the external elevations, slate roof tiles and white uPVC windows and doors. The property was previously granted consent for a two-storey rear infill extension, two-storey side extension and single storey rear extension under application reference 3/2020/0361; however, this consent has not been implemented and has now expired.

The property is located within the defined settlement area of Billington and just beyond the Whalley Conservation Area.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey rear in-fill extension, single storey rear extension, rear box dormer and 2no. pitched roof dormer windows to the front roof slope. As part of the overall development, a new first floor window would also be incorporated to the south-eastern gable of the main dwellinghouse.

The application is a re-submission of 3/2025/0170 which was refused on cumulative visual impact.

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 ground floor openings proposed to the single storey and two-storey extension would provide views solely towards the private amenity space associated with the application property, and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The proposed first floor window to the rear of the two-storey extension would also provide similar views to those afforded by the existing window configuration featured to the rear of the main dwellinghouse, and while the first-floor windows to the south-eastern gable elevations, would face towards the existing openings featured to the gable elevation of No.2 Bronte Villas, these neighbouring windows do not appear to serve habitable rooms and therefore it is not anticipated that any significant loss of privacy would be resultant. Nevertheless, these windows would serve a proposed en-suite as well as a secondary opening to a proposed office, and as such a condition has been attached requiring these windows to be obscurely glazed and non-opening in order to protect the amenity of the neighbouring residents and mitigate any perceived sense of overlooking. Moreover, the proposed dormer windows to the front of the property would also have no direct interface with any nearby residential receptors, providing views solely towards the open fields to the opposite side of Longworth Road.

It is noted that concerns have been raised with respect to the openings proposed to the rear dormer extension which would serve a proposed master bedroom and en-suite. However, the proposal would remain in excess of 30m from the residential dwellings at Nos. 19 and 30 Chapel Rise which border the proposal site to the rear and therefore any direct overlooking or loss of privacy to neighbouring habitable rooms would be limited and would not warrant the refusal to grant planning permission. Furthermore, whilst it is acknowledged that the proposed addition would allow for elevation views towards neighbouring private amenity space at second floor level which do not currently exist, the application property still benefits from permitted development rights. This would allow for the construction of a rear dormer extension without formal planning permission. As such, although some overlooking would likely be resultant, this is not considered to justify the refusal of the application in this particular instance.

The proposed single storey extension would project 6.5m along the common boundary with the adjoined property known as Stoneleigh. However, Stoneleigh benefits from an existing single storey lean-to rear extension directly adjacent to the shared boundary. In this respect, the proposed extension at the application property would project approximately 2.8m beyond this neighbouring extension and as such, it is not anticipated that the proposal would result in any significant harm by way of overshadowing, loss of outlook or daylight upon these neighbouring residents that would warrant a refusal. The proposed two-storey extension would also be fully screened from the occupants of Stoneleigh by the application dwelling itself and an acceptable separation distance of approximately 13m would be retained between the proposed development and the residential property at No.2 Bronte Villas.

Taking account of the above, the works proposed are not anticipated to result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission in this particular instance.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that '*development should be sympathetic to existing and proposed land uses in terms of its size, scale, intensity and nature*'. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

The application is a resubmission of application 3/2025/0170 which was refused as a result of the cumulative visual impact arising from the proposals overall bulk, design and elevational language. The original scheme included the construction of a two-storey extension, single storey extension and box dormer to the rear elevation which incorporated a varied range of rearward projections, roof forms, and fenestration proportions which was deemed to result in a discordant, unbalanced and ill-fitting appearance when read in context with the relatively modest and simple design of the existing property.

Following this refusal, the scheme has been amended. The proposed two-storey extension is now flush to the rear elevation of the main dwellinghouse and incorporates a lean-to roof form to tie in with the existing property. The proposed rear dormer has also been reconfigured to be contained well within the confines of the roof, set above the eaves, down from the ridge and in from the party/ end walls. The fenestration proportions have also been revised, with the openings proposed to the rear dormer now appearing more in keeping with the window design featured to the primary dwellinghouse. Whilst the proposed single storey element remains unchanged, the above amendments are considered, on balance, to adequately address the aforementioned concerns.

Concerns were also raised with respect to the previously proposed 3no. front dormer windows which were considered to appear an anomalous feature and contributed to the overall bulk and massing of the resultant dwellinghouse. Following the refusal, this has now been reduced to 2no. dormer windows. Whilst it remains that front dormers are not a well-established feature within the immediate vicinity of the application property, it is recognised that Longworth Road is not characterised by a strong sense of visual uniformity, comprising a range of house types with different external facing materials, roof forms and architectural features. Taking this in account and given the aforementioned revisions to the rear and

removal of 1no. dormer window, it is not considered that the proposed incorporation of 2no. pitched dormer windows would not appear so anomalous or bulky so as to warrant the refusal to grant planning permission in this particular instance.

With the above in mind, the amended scheme is, on balance, considered acceptable with respect to impact upon the existing visual amenities of the immediate and wider locality.

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objection. The proposed development would increase the number of bedrooms at the site from the existing three to a proposed four. As such, there is a requirement for three off-street parking spaces for the size of the proposal.

The proposed plans show that two parking spaces can be accommodated on site, resulting in a shortfall of one space. The Local Highway Authority have acknowledged this short fall and have not raised any concerns. The Highway Officer has requested the imposition of conditions requiring the submission of a Construction Method Statement and the provision of a covered cycle store for four bicycles. however given the proposal relates to a domestic extension to an established residential property, these conditions are not considered necessary in this particular instance.

Landscape/Ecology:

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 24th February 2025. The report concludes that no evidence was recorded to suggest bats were roosting within the building and no bats were observed or recorded using the building for roosting. The property is considered to be of negligible potential for roosting bats, and the survey effort is considered to be reasonable to assess the roost potential of the building with no further survey work deemed necessary.

Despite this, a Precautionary Method Statement and Reasonable Avoidance Measures are recommended in order to minimise or remove any potential disturbance to roosting bats. This has been secured by way of a condition.

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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