


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	13/11/25	Manager:	KH	Date:	14/11/25
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Application Ref:	3/2025/0605				Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	14/10/25	Site Notice:	14/10/25		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed erection of a 1-storey rear extension to create additional storage of the existing shop (Class E(a)).
Site Address/Location:	Thoroughgoods, 1 Whittingham Road, Longridge, PR3 2AA.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

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

CONSULTATIONS:	Additional Representations.
Two letters of representation have been received. The concerns raised can be summarised below:	
<ul style="list-style-type: none">• The siting of an Isofreight container at the proposal site;• The shop has already been extended in the past which detracts from the original small corner shop;	
Reference is also made to the fact that site is located within a Conservation Area, there is limited parking available for customers, and there are 2 large supermarkets within walking distance of the site.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMB1: Supporting Business Growth and the Local Economy
Policy DMR2: Shopping in Longridge and Whalley
Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)
Relevant Planning History:

3/2012/0801: Existing east elevation fascia sign board re-sited to the north elevation and new fascia sign board to the east elevation, existing window graphic removed and new polycarbonate window graphic installed into the existing window to east elevation, re-instate the poster frame to the north elevation (2 x fascia signs and 8 x other signs) (Refused).

3/2012/0362: Six illuminated sign boards to the east elevation (Withdrawn).

3/2012/0245: Existing rear storage demolition, proposed single storey to rear and two-storey to side, existing side gate repositioned and internal alterations to the property. Re-submission of application 3/2011/0864P (Approved).

3/2011/0864: Existing rear storage to be demolished. Proposed single storey to rear and two-storey to side, existing side gate repositioned and internal alterations to the property (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing ground floor retail unit at No.1 Whittingham Road which is currently occupied by Thoroughgoods. The building has previously been extended by way of existing single storey and two storey additions approved under application reference 3/2012/0245.

The building lies just within the Longridge Conservation Area and is a prominent focal corner building adjacent to the Derby Road, Kestor Lane, Preston Road and Whittingham Road roundabout. The surrounding area comprises a mixture of both commercial and residential uses.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension to create additional storage space for the retail unit.

The proposed extension would measure 3m by 8m and would incorporate a lean-to roof form with an eaves and ridge height of 2.4m and 4m respectively. The proposal would incorporate a single personnel door to the southern facing elevation and would be constructed from render, stone and roof tiles to match the existing building.

Principle of Development:

The proposal relates to a single storey extension to an established ground floor retail unit and is therefore acceptable in principle, subject to an assessment of the material planning considerations.

Impact upon Character/appearance of Conservations Area:

The proposal site is located within the Longridge Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Moreover, Key Statement EN5 of the Ribble Valley Borough Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that *“proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance”*.

The proposed extension would be finished in stone, render and roof tiles to match the existing external facing materials of the building. This would be in keeping with the existing property, as well as the wider locality, and therefore when viewed in relation to the wider street, the proposal would not appear an uncharacteristic or unsympathetic addition. In addition to this, the original features to the eastern elevation of the building, which is the most prominent elevation when viewed from within the Conservation Area, would not be impacted by the proposal, with the extension being directed towards the western side of the building. This elevation does not form part of any important views into or out of the Conservation Area and has already undergone changes through the addition of a substantial part two-storey, part single storey extension. As such, it is not considered that the proposed development would significantly detract from the existing form of the building or result in any significant detrimental impact upon the historic or architectural character of the wider Longridge Conservation Area.

Impact Upon Residential Amenity:

The application building is sited approximately 3m forward of the adjacent residential property at No.3 Whittingham Road and the proposed extension would bring the commercial premise closer to this neighbouring dwelling’s gable elevation. Despite this, No.3 Whittingham Road does not benefit from any existing window openings to its gable end and a separation distance of approximately 2.9m would be retained between the residential property and proposed extension. Taking this into account and given the easterly position of the proposal relative to the adjacent residential receptor, it is not anticipated that the development would result in any significant adverse harm by way of overshadowing, loss of outlook or daylight that would warrant the refusal to grant planning permission in this particular instance.

Furthermore, as the proposed extension would be utilised as storage and no window openings are proposed, no loss of privacy to nearby residents would be resultant. The development is therefore considered to be acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy DMG1 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.

Given the orientation of the application property, the proposed extension would be directly visible from Whittingham Road and would therefore have a clear visual impact. Despite this, the extension would measure 3m by 8m and would incorporate a lean-to roof form with an eaves and ridge height to match the existing single storey element to which it would adjoin. In this respect, the proposal would clearly read as a subordinate addition to the existing built form.

The extension would also be finished in materials to match the existing building, including stone and render, ensuring visual integration and further reducing the impact of the proposal when viewed from the roadside.

Taking account of the above, the proposal is considered to be acceptable with respect to visual amenity.

Highways and Parking:

A consultation response from Lancashire County Council Highways was received 10th October 2025 requesting the submission of an internal parking plan and service management plan to fully assess the highway impact of the development.

The applicant has provided information regarding the existing parking arrangements which is that the first-floor residential accommodation has historically operated within dedicated off-street parking, with the two-parking spaces proposed to be retained being used by the shop owners. Deliveries to the shop are also made by small vans that stop briefly at the kerbside on Chatburn Road, where the shop's front entrance is located. Given the scale of the shop, deliveries will continue as existing, using small local supplier vans (typically once per week), and take place outside of peak traffic hours. The proposal is also for ancillary storage space for the existing shop and will not increase customer floorspace, staffing levels or delivery frequency.

Given the above, the Local Highway Authority have confirmed via an updated consultation response dated 29th October 2025 that no objections are raised with respect to the proposed development and that they are of the opinion the proposal will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

Landscape/Ecology:

An Inspection and Assessment in Relation to Bats and Breeding Birds Report has been submitted with the application, dated September 2025. The report concludes that the building is considered to have a negligible bat roost suitability, and no evidence of breeding birds was identified within the site boundary. As such, no further surveys or recommendations are deemed necessary in relation to bats and birds.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the de minimis exemption.

Other Matters:

It is noted that concerns have also been raised with regards to the siting of an isofreight container at the proposal site and the fact that there are two large supermarkets within walking distance of the site. However, these matters do not form material considerations in the determination of this application for the construction of an extension to an existing shop for additional storage space.

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.