

**Report to be read in conjunction with the Decision Notice.**

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|----------------|-----------------|-----------|--------------|-----------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>LW</b> | <b>Date:</b> | <b>26/11/25</b> | <b>Manager:</b> | <b>KH</b> | <b>Date:</b> | <b>27/11/25</b> |
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| <b>Application Ref:</b>            | 3/2025/0610 |                     |          | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 16/10/25    | <b>Site Notice:</b> | 16/10/25 |                                                                                                                                                                                                              |
| <b>Officer:</b>                    | LW          |                     |          |                                                                                                                                                                                                              |
| <b>DELEGATED ITEM FILE REPORT:</b> |             |                     |          | <b>APPROVAL</b>                                                                                                                                                                                              |

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| <b>Development Description:</b> | Proposed first floor extension over existing garage. |
| <b>Site Address/Location:</b>   | 26 Woodlands Park, Whalley, BB7 9UG.                 |

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

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| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  | No objection.                                |

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| <b>CONSULTATIONS:</b>        | <b>Additional Representations.</b> |
| 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 DMG3: Transport & Mobility  
Policy DME3: Site and Species Protection and Conservation  
Policy DME6: Water Management

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 detached two-storey residential dwellinghouse at No.26 Woodlands Park, Whalley. The property comprises artificial stone and render, concrete roof tiles and white uPVC windows and benefits from an existing single storey integral garage, utility and snug to the eastern elevation. The

site to which the proposal relates is located within the defined settlement area of Whalley. The site is also located within Flood Zone 2 and 3 and is at risk of surface water flooding.

**Proposed Development for which consent is sought:**

Consent is sought for the proposed construction of a first-floor extension over the existing single storey garage, utility and snug. The proposed extension would project 3m from the eastern side elevation of the property with a depth of 9.8m and a hipped roof form would be incorporated measuring 5.1m to the eaves and 6.7m to the ridge. To the front and rear elevation of the development, 1no. window opening would be featured, while an additional obscure glazed window would be featured to the eastern side elevation of the extension.

With respect to materiality, the proposal would be finished in render, concrete roof tiles and white uPVC windows.

**Principle of Development:**

The proposal relates to a domestic extension 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 window openings proposed to the front and rear of the extension would provide similar views to those afforded by the window configuration featured to the existing dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. While 1no. window is proposed to the eastern side elevation facing towards the adjacent dwellinghouse at No.27 Woodlands Park, this window is proposed to serve a bathroom and shown to be obscure glazed, mitigating any risk of overlooking.

The proposed first floor extension would be visually screened from the occupiers of No.24 Woodlands Park by the application dwelling itself and would be sited directly above the existing single storey integral garage with a minimum separation distance of 11m retained between the development and Nos. 27 and 28 Woodlands Park. It is therefore not anticipated that the proposed addition would result in any significant degree of overshadowing, loss of outlook or daylight to nearby residential receptors that would warrant the refusal to grant planning permission in this particular instance.

Taking account of the above, the proposed works are considered acceptable with respect to impact upon residential amenity, subject to a condition requiring the window to the eastern side elevation of the extension to be obscure glazed and non-opening.

**Visual Amenity/External Appearance:**

The application property fronts Woodlands Park and therefore the proposed development would have a clear visual impact.

In most cases, the Local Planning Authority seek to ensure that two-storey/ first-floor extensions are adequately set-down from the main ridgeline and set-back from the principal elevation so as to ensure that the proposal appears subservient to the main dwellinghouse. The extension as originally submitted was proposed to be flush with both the principal elevation and ridge of the primary dwellinghouse. However, following discussions with the agent, the proposal has been amended to include a 0.5m set back. Whilst it is noted that only a marginal set down would be incorporated, the proposal would be adequately set back from the principal elevation so as to ensure that the development reads as a subordinate addition to the parent building. The degree of projection to the side would also not be significant, insofar that the

extension would have a width which is narrower than the existing two-storey dwellinghouse. In this respect, the amended scheme would not appear an overtly incongruous or over dominant addition to the application property or wider street scene.

The development would also be finished in materials to match the external appearance of the primary dwellinghouse and neighbouring residential properties, including render, concrete roof tiles and white uPVC windows, ensuring visual integration and further reducing the impact of development.

Taking account of the above, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality.

#### **Highways and Parking:**

The application has been subject to review by Lancashire Country Council Highways Authority who raise no objection to the proposal. The development is therefore considered acceptable with respect to highway safety.

#### **Landscape/Ecology:**

A Preliminary Bat Roost Assessment Report has been submitted in support of the proposal, dated 29<sup>th</sup> September 2025. The Report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat are taken into consideration, the building was assessed as offering negligible bat roosting potential. Given the lack of roosting potential, it is considered that the development proposal does 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.

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

#### **Other Matters:**

##### Flood Risk

The proposal site is located within Flood Zone 2 and 3 and is at risk of surface water flooding. A Flood Risk Assessment has been submitted in support of the proposal stating that the development relates to a first-floor extension above the existing garage, with no alterations proposed to the ground floor, no increase in ground coverage or impermeable surfacing or changes to existing ground levels and drainage. As a result of this, it is not anticipated that the proposal would increase surface water run-off or the flood risk of the proposal site or neighbouring properties. On this basis, the proposal is in accordance with Policy DME6 (Water Management) of the Ribble Valley Core Strategy.

#### **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.

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| <b>RECOMMENDATION:</b> | That planning consent be granted subject to the imposition of conditions. |
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