


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>02/10/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>21.10.25</b>
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<b>Application Ref:</b>	2025/0631			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	12/09/2025	<b>Site Notice:</b>	12/09/2025					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed two-storey side extension and the demolition of single-storey garage.
<b>Site Address/Location:</b>	21 Woodside Road, Simonstone BB12 7JG.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>No comments received.</b>	

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
<b>No comments received.</b>	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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)
<b>Relevant Planning History:</b>  <b>No recent planning history.</b>

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a detached dwelling fronting Woodside Road in Simonstone. The surrounding area is predominantly residential in nature being typified of similar detached and semi-detached dwelling.
<b>Proposed Development for which consent is sought:</b>

Consent is sought for the construction of a two-storey side extension to accommodate extended living space and a utility room to the ground floor and a bedroom with en-suite to the first floor.

**Impact Upon Residential Amenity:**

The nearest neighbouring receptor to the west of the site, where the proposed extension will be constructed, is No.44 Woodhead Road. The neighbouring dwelling is located further south than the application property and as result the application dwelling is located entirely behind the rear building line of No.44. As such, it is not expected that there would be any sense of overbearing or loss of light created resultant.

**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 application dwelling is located to the western extents of Woodside Road, hosting a relatively prominent position with the street scene. As such, careful consideration should be given to the impact of the proposal on the character of the area.

The two-storey side extension will be set back from the principal building line of the host dwelling by 600mm and the ridge will fall below that of the main dwelling. As a result, the extension will remain subservient to the main dwelling. The extension will be constructed using facing brick to the elevation and concrete roof tiles to match the existing dwelling. The overall scale and design of the proposed extension is considered acceptable when read in relation to the existing property and will not result in an unsympathetic or over dominant addition. As such, the proposal is acceptable from a visual amenity perspective.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raise no objections on the basis that the existing parking arrangement will be retained and parking standards requirements are being met for the proposal.

**Landscape/Ecology:**

BNG

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

Bats

A preliminary bat roost assessment was conducted at the application site on 02/04/2025. The survey concluded that there was no evidence of bats, and that roosting potential was low, therefore no further action is required. However, there it was considered that there is an opportunity to improve roosting potential for the local bat population and therefore it is advised a bat box to be incorporated into the development.

**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.