

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	12/11/2025	Manager:	SK	Date:	14.11.25
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Application Ref:	2025/0675			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	Various.	Site Notice:	25/09/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement roof structure including demolition of chimney stack to create two additional bedrooms and shower room and introduction of Juliet balcony to northern side gable.
Site Address/Location:	Holly House, 8 Station Road, Rimington BB7 4DR.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

3/2025/0339: Proposed two-storey extension to side with integral balcony. (refused)

3/2025/0052: Proposed first floor extension above existing lean-to extension featuring overhang and integral balcony (refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a detached dwelling within the defined settlement limits of Rimington. The application site is not on any designated land and the surrounding area is predominantly residential in nature.

Proposed Development for which consent is sought:

Consent is sought for creation of an additional storey via the construction of a replacement roof with an increased ridge height. The application also seeks consent for the installation of a Juliet balcony to the northern gable elevation.

Impact Upon Residential Amenity:

The application dwelling has two immediately adjacent neighbours, known as No.2 Back Lane and No.6 Station Road. The proposed Juliet balcony is located to the northern side elevation of the dwelling and will not directly overlook any of the aforementioned neighbouring receptors. The land immediately opposite the proposed balcony consists of open fields and as such no loss of privacy would be created resultant.

The application also seeks consent for a marginal roof lift. Given the application property is on a slightly lower ground level when compared to its neighbours, it's not considered there would be any significant adverse impact in respect of overbearing impact or loss of light in this respect as a result of the proposal.

Visual Amenity/External Appearance:

The application dwelling is located in a visually prominent position being on a corner plot at the junction of Station Road with Back Lane. In addition to the prominent position, the dwelling sits on a higher ground level than the highway, increasing its visual prominence. As such, careful consideration must be given into the impact of the proposal on the character of the area.

Rimington is made up primarily of character properties comprising natural stone, timber windows and simple, linear formations. The application dwelling and its immediate neighbours have been built in a traditional manner to correlate with the surrounding development.

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 Juliet balcony is located in the northern side elevation of the dwelling and as such would be highly visible from within the public realm. The size of the glazed opening is appropriate to the scale of the dwelling and existing fenestration. Given the balcony is a Juliet style, it is not a prominent addition to the dwelling and will integrate sufficiently into the property.

The existing roof slope is relatively shallow, as a result the roof will need to be heightened to accommodate additional storey living accommodation. The ridge will be increased by approximately 1m, given the shallow nature of the existing roof it is not considered that this alteration would look disproportionate or anomalous within the streetscape.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

Bats.

A preliminary bat roost assessment was conducted at the application site on 31.01.2025. The survey concluded that no evidence of bats was recorded, and the building itself offers negligible roosting potential. As such, no further survey work required.

BNG.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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 that the application is recommended for approval.

RECOMMENDATION:	Planning Permission granted subject to the imposition of conditions.
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