

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	25/11/25	Manager:	KH	Date:	27/11/25
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Application Ref:	3/2025/0692			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/09/25	Site Notice:	23/09/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey extension and new parking area.
Site Address/Location:	Page House, Dilworth Bottoms, Ribchester, PR3 3ZB.

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.
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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2004/0883: Two storey study/ nursery extension to side of property (Approved).

3/2000/0156: Two storey en-suite and utility extension to bedroom and dining room (Approved).

3/1999/0416: Application for certificate of lawfulness for a proposed use of garage as office for the business of textile agency between the hours of 8:30am-5pm Monday-Friday (Permitted Development).

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

The application relates to a detached two-storey dwellinghouse known as Page House, Dilworth Bottoms. The property comprises an L-shaped footprint with stone and render to the external elevations, red clay roof tiles and uPVC windows and doors and benefits from several detached outbuildings sited within a relatively large residential curtilage bordered by trees. The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from an Open Countryside designation.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed single storey front entrance extension, alterations to the existing conservatory and formation of a new parking area.

The proposed front extension would have a maximum outward projection of 5.8m and width of 7.4m and would incorporate both a flat and pitched roof element measuring 2.8m to the eaves and 3.6m to the ridge. To the front elevation a personnel door would be featured along with a set of glazed double doors and 2no. full length windows.

As part of the overall development, the existing utility room window to the eastern side elevation of the dwellinghouse would be blocked up with a new opening included to the northern facing rear elevation. The proposed alterations to the existing conservatory would include the incorporation of a new tiled roof and the partial blocking up of the existing glazed elevations.

With respect to materiality, the proposed extension would be finished in stone, red clay roof tiles and uPVC windows and doors, whilst the proposed new parking area would comprise flags and gravel.

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 proposed openings 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 would be resultant in this respect. In addition to this, it is not considered that the proposal would result in any measurable undue harm upon any nearby residential receptors by way of overshadowing, loss of outlook or daylight insofar that the development would be adequately distanced from all neighbouring dwellings.

Accordingly, the proposed development is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed development would not be afforded a high level of public visibility. Whilst a Public Right of Way extends to the north and south of the property, the dwellinghouse is set well back from the site access and bordered by tall trees and vegetation, largely screening views of the property and associated curtilage from outside of the proposal site. In this respect, the proposed works would not take a visually prominent position within the surrounding landscape and therefore its visual impact would be limited.

Notwithstanding this, the proposed front extension would appear appropriate in size, scale and design when viewed in context with the existing built form of the property and would not read as an overtly incongruous or unsympathetic addition to the proposal site. The proposed extension and alterations to the existing conservatory would also utilise materials to match the external facing materials featured to the primary dwellinghouse, including stone, red clay roof tiles and uPVC windows and doors. The proposed

works would therefore sufficiently integrate with the existing appearance of the property. The proposed new parking area is also considered acceptable, insofar that the resultant impact upon the existing visual amenities of the proposal site would be negligible.

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

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objection subject to the imposition of a condition requiring the proposed parking area to be paved in a bound porous material. The development is therefore considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

Trees

An Arboricultural Impact Assessment has been submitted in support of the application. The survey identified seven individual trees, two groups of trees and one hedge. Of these, three trees and one group were categorised as moderate quality, two trees, one group and the hedge were categorised as low quality and two trees were categorised as unsuitable for retention regardless of the proposal.

Excluding trees considered unsuitable for retention regardless of the proposal, construction of the proposed development would require the removal of two trees of moderate quality and one group of low quality. Despite this, the proposed layout includes sufficient space for new tree planting to compensate for the proposed tree losses which can be secured via the imposition of a suitably worded condition.

It is also recommended that in order to ensure successful existing tree preservation over the long-term, it is essential that any retained trees are protected in strict accordance with current Government guidance. This has also been secured via a condition.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain Requirements as it is a householder planning 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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