

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	11/11/25	Manager:	KH	Date:	12/11/25
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0726			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/09/25	Site Notice:	30/09/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed subservient side extension.
Site Address/Location:	Beacon Cottage, Commons Lane, Balderstone, BB2 7LN.

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.
One letter of support has been received stating that the proposal has been designed aesthetically with size and proportions in keeping with other extensions in the surrounding area and materials to match the existing building. It is also noted that siting of the extension does not affect traffic movements.	

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:

3/2024/0491: Regularisation of construction of wood store, kindling shed and hen house connected to the container constructed from tin sheets (Refused).

3/2024/0492: Regularisation of installation of storage units including shipping container (Refused).

3/2024/0300: Demolition of old stables and erect replacement stables on existing concrete slab (Withdrawn).

3/2022/0842: Proposed erection of two holiday chalets on land adjoining Beacon Cottage (Refused).

3/2021/0379: Retention of unauthorised part agricultural/ part amenity building (Approved).

3/2017/0511: Proposed replacement implement storage building/ cart shed on land adj Beacon Cottage (Approved).

3/2017/0016: Erection of a two storey building to contain an implement store garage, open fronted workshop, tool store, wood store, cutting area and storage room (Withdrawn).

3/2013/0564: Proposed erection of a porch/ utility room, single storey to front elevation of property (Approved).

3/2010/0960: Application to remove condition no.3 of planning consent 3/2004/0653P, to allow the holiday cottage known as Beacon Cottage to be used as a permanent residential dwelling (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey residential property known as Beacon Cottage accessed off Commons Lane, Balderstone. The property comprises stone, slate roof tiles and timber windows and doors and benefits an existing front porch/utility extension. 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 side extension. The proposed extension would project 3.3m from the western gable elevation of the application property with a depth of 5.9m. A lean-to roof form would be incorporated measuring 2.4m to the eaves and 3.6m to the ridge. To the front (southern) elevation and western facing side elevation, 2no. windows would be featured, along with glazed double doors to the rear (northern) elevation.

With respect to materiality, the proposal would be finished in stone, slate roof tiles and timber windows and doors to match the existing property.

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 openings proposed to the extension would not have a direct interface with any nearby residential receptors and therefore it is not anticipated that any new opportunities for direct overlooking or loss of privacy would be resultant. The development would also be sufficiently distanced from nearby dwellings so as to mitigate any risk of overshadowing or loss of outlook.

Accordingly, the proposed works are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed extension would be afforded a high level of visibility from the adjacent public realm and would therefore have a clear visual impact. Despite this, the development would appear appropriate in size and scale when read in context with the existing built form, projecting 3.3m from the eastern gable elevation with a maximum height of 3.6m. In this respect, the extension would clearly read as subservient addition to the proposal site.

In addition to the above, the extension would be finished in materials to match the external appearance of the existing dwellinghouse including stone, slate roof tiles and timber windows, ensuring visual integration and further reducing the impact of development.

Taking account of the above, it is not considered that the proposed extension would result in any measurable adverse harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways Authority, and no objection has been raised. The development is therefore considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

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

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.