


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	25/02/26	Manager:	KH	Date:	27/02/26
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Application Ref:	3/2025/0780			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	14/01/26	Site Notice:	14/01/26					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed demolition of existing rear extension and chimney stack to be replaced with single-storey extension.
Site Address/Location:	60 Mitton Road, Whalley, BB7 9RY.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development,	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

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 DME3: Site and Species Protection and Conservation
Policy DME6: Water Management
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1997/0198: Extension to dwelling (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse at No.60 Mitton Road, Whalley. The property comprises render to the external elevations and benefits from an integral garage, along with an existing single storey extension and chimney stack to the rear. The site to which the proposal relates is

located just outside of the defined settlement area of Whalley and on land which benefits from an Open Countryside designation. The proposal site is also located within Flood Zones 2 and 3.

Proposed Development for which consent is sought:

Consent is sought for the proposed demolition of the existing rear extension and chimney stack and construction of a replacement single storey extension.

The proposed extension would have a total rearward projection of 9.15m and width of 8.37m and would incorporate a flat roof form with a height of 2.9m. The northern elevation of the extension would be solid, while large elements of glazing would be featured to both the western and southern elevations.

As part of the overall works, a single rooflight would also be incorporated to the front roof pitch of the dwelling.

With respect to materiality, the development would be finished in render and powder coated aluminium framed openings.

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 openings proposed to the replacement rear extension would provide views predominantly towards the private amenity space associated with the application property and therefore no new opportunities for direct overlooking or loss of privacy are anticipated.

The proposed extension would be sited adjacent to the common boundary with No.62 Mitton Road, projecting approximately 4.8m from rear elevation of the application property at its closest point. Despite this, the proposal would remain approximately 5m from the northern side elevation of No.62 Mitton Road and would be sited on a similar footprint to that of the existing extension in which it would replace. As such, it is not considered that the proposal would result in any detrimental harm upon these neighbouring residents by way of overshadowing, loss of outlook or daylight, that would significantly exceed that of the existing arrangement and warrant the refusal to grant planning permission. The extension would also remain approximately 10m from the common boundary with No.58 Mitton Road and therefore no concerns are raised in this respect.

With the above in mind, the 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, being sited to the rear of the property and therefore screened from view by the dwellinghouse itself. Whilst the extension would comprise a substantial footprint, measuring a maximum of 9.15m by 8.37m, the development would be of a similar size and scale to that of that of the existing extension in which it would replace and would, on balance, remain proportionate and sympathetic to the existing built form of the property in terms of its overall design and materiality. As such, it is not considered that the proposal would result in a significantly greater impact upon the existing visual amenities of the application property or surrounding area than that of the existing.

The removal of the existing chimney stack to the rear of the property and insertion of a roof light to the front roof pitch of the dwelling is also considered acceptable insofar that the resultant visual impact would be limited.

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

Highways and Parking:

No highway related issues have been identified with respect to the proposed development.

Landscape/Ecology:

Bats

The application has been accompanied by a Preliminary Bat Roost Assessment Report dated 27th 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 were 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 proposals do not risk negative impact on roosting bats and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This can be 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.

Other Matters:

Flood Risk

The proposal site is located with Flood Zones 2 and 3. A Flood Risk Assessment has been submitted in support of the application which concludes that the proposed development would be operated with minimal risk from flooding and would not increase flood risk elsewhere.

Observations/Consideration of Matters Raised/Conclusion:

As such, it is 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.
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