


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	10/12/25	Manager:	KH	Date:	10/12/25
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Application Ref:	3/2025/0781				Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	13/11/25	Site Notice:	13/11/25		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed side extension following demolition of existing side utility.
Site Address/Location:	Thornlee, Whalley Road, Billington, BB7 9LG.

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 DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached bungalow dwelling known as Thornlee accessed off Whalley Road, Billington. The property comprises brickwork and render to the external walls and uPVC framed windows and doors and benefits from an existing porch to the western side elevation. The site to which the proposal relates is located just within the defined settlement area of Billington, bordered by residential properties to the east and south, St Augustine's Roman Catholic High School to the north and open fields to the west. A Public Right of Way extends along the western boundary of the site.

Proposed Development for which consent is sought:

Consent is sought for the proposed demolition of the existing side porch and construction of a new single storey side extension to the western elevation of the application property.

The proposed extension would measure 1.9m in width and 5.6m in depth and would incorporate a flat roof form with a lantern light, measuring a maximum of 3.7m in height. The development would feature 1no. window to the northern front elevation, 2no. windows to the western side elevation and a personnel door to the southern rear elevation.

With respect to materiality, the proposal would be constructed from brickwork, render and uPVC openings 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 proposed development would not result in any measurable adverse impact upon the existing amenities of any nearby residential receptors. The openings proposed to the extension would not have a direct interface with any neighbouring residential properties and would provide views similar to those afforded by the window configuration featured to the existing dwellinghouse. As such, no new opportunities for direct overlooking or loss of privacy would be resultant. The extension would also be adequately distanced and visually screened from neighbouring dwellings so as to mitigate any risk of overshadowing, loss of outlook or daylight.

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

Visual Amenity/External Appearance:

The proposed extension would be publicly visible from Whalley Road as well as the Public Right of Way which extends along the western boundary of the proposal site. Despite this, the development would replace an existing side porch and would remain appropriate in size, scale and design when read in context with the existing built form of the parent dwelling. As such, it is not considered that the proposal would result in any significant harm upon the existing visual amenities of the application property or surrounding area. The extension would also be finished in materials to match the external appearance of the host property, ensuring visual integration and further reducing the impact of development.

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

Highways and Parking:

No highway related issues have been identified with respect to the proposed development. The proposal would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing site access or parking arrangements. The development is therefore considered acceptable with regards to highway safety and parking.

Landscape/Ecology:

Bats

The application has been accompanied by a Preliminary Roost Assessment report, dated 24th October 2025. The report concludes that the application property is well maintained and in good condition, and the roof is less than five years old. Taking into account the habitat surrounding the site, and the features present, the building is unlikely to be used by roosting bats and has negligible suitability for use. No field signs of use by bats were found internally or externally during the inspection. As such, the proposed work is unlikely to impact on bats or bat roosts and once completed is unlikely to provide any increase in levels of disturbance for bats locally.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is 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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