

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	12/12/2025	Manager:	KH	Date:	12/12/25
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Application Ref:	2025/0783			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	12/12/2025	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed two storey extension to rear of property to create additional living accommodation.
Site Address/Location:	2 Cherry Tree Road Whalley BB7 9YH.

CONSULTATIONS:	Parish/Town Council
Whalley Parish Council have raised concerns in respect to potential overlooking and subsequent loss of privacy for neighbouring receptors.	

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

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising the following concerns - Bring built form closer to neighbouring boundary. - Loss of privacy. - New opportunity for overlooking.	

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 dwelling on a new housing development in Whalley. The application site falls within flood zone 2 but has no other special designations. The surrounding area is predominantly residential in nature being typified of varying styles of dwelling.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey rear extension to accommodate an additional bedroom to the first floor and extended living accommodation to the ground floor.

Impact Upon Residential Amenity:

The application dwelling has several adjacent neighbours to the side and rear known as No.1 and No.3 River Way, No.8 Chew Mill Way and No.4 Cherry Tree Close. The proposed rear extension is located at the eastern side of the rear elevation and therefore is a sufficient distance from the receptors at River Close to mitigate any significant adverse impact.

No.4 Cherry Tree Road is located immediately to the east of the application site with the proposed development being erected in close proximity to the adjoining shared boundary. The submitted plans demonstrate that the development would not contravene the 45-degree angle test in relation to light to neighbouring habitable windows and as such there are no concerns in respect of loss of light. The neighbouring garage structure is located along the shared boundary which will provide a level of screening of the development at ground floor level and from within the neighbouring garden. Based on the above and taking into consideration the modest 3.5m rearwards projection of the development, there are no adverse impacts expected for the neighbouring property to the east.

No.8 Chew Mill Way is located at the rear of the application site. Desktop analysis shows that there is a sufficient distance of approximately 7.5m between the proposed development and the neighbouring boundary to mitigate any sense of overbearing. It is recognised that concerns have been raised in regard to potential overlooking and loss of privacy for neighbouring receptors resultant of the windows in the rear elevation of the extension. However, 7.5m from the boundary is a reasonable distance to mitigate any potential overlooking. No. 8 does not have any windows to the rear reducing the potential for overlooking and loss of privacy internally. Furthermore, the windows are located in a similar position with the existing rear elevation of the dwelling. The existing windows already allow for a degree of overlooking into neighbouring curtilage. As no. 8 does not have any windows to the rear the proposal would not result in any greater impact than when compared to the existing arrangement.

As such, based on the above observations, it is not considered that the proposed development would result in any significant harm to neighbouring receptors that would justify refusal.

Visual Amenity/External Appearance:

The proposed development is located at the rear of the application site and as a result will not host a visually prominent position within the street scene. Nonetheless, the proposed footprint is considered modest when read in relation to the host dwelling, measuring 4.6m by 3.5m in width and length. The ridge of the proposed extension will fall well below that of the existing dwelling and as result will remain entirely subservient.

In respect of materials, the proposed extension will be constructed in facing brickwork to the elevations, natural blue slate roofing and uPVC windows and doors. This is consistent with the application dwelling and properties in the vicinity and will consequently integrate sufficiently.

As such, the development raises no concerns in respect of visual amenity based on the screened location at the rear of the site, overall scale and choice of materials.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objections on highway safety or amenity grounds.

Landscape/Ecology:Biodiversity.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Bats.

A preliminary bat roost assessment has been conducted at the application site on 11th September 2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

Flood Risk.

Constraint analysis shows that the property lies within Flood Zone 2. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment in addition to the Environment Agency's 'Householder and other minor extensions in Flood Zones 2 and 3' guidance found online.

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:

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