

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	19/11/25	Manager:	KH	Date:	20/11/25

Application Ref:	3/2025/0790			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/10/25	Site Notice:	14/10/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey side extension to provide garage.
Site Address/Location:	56 Redwood Drive, Longridge, PR3 3HA.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

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 DME1: Protecting Trees & Woodland Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2010/0355: Proposed two-storey side extension and single storey rear extension. Re-submission (Approved). 3/2010/0068: Proposed two-storey side extension, single storey rear extension and detached garage (Refused). 3/2005/0991: Single storey side extension. Single storey rear extension. Single storey storage building. Associated external works (Approved). 3/2002/0226: Erection of conservatory (Approved).

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

The application relates to a detached two storey dwellinghouse at No.56 Redwood Drive. The property comprises brickwork, render, concrete roof tiles and white uPVC windows and has been significantly altered in the past, including the conversion of the former integral garage into additional living space and construction of a two-storey side extension and single storey rear extension. An existing shed/ outbuilding is also located in the rear garden area.

The site to which the proposal relates is located within the defined settlement area of Longridge and the property benefits from no other designations or constraints. The surrounding area is predominantly residential in character.

Proposed Development for which consent is sought:

Consent is sought for the proposed construction of single storey garage adjoined to the south-eastern gable elevation of the application property. The application has been amended since submission, including a reduction in both width and height.

The amended garage would measure 6.5m by 4.3m and would incorporate a pitched roof form with an eaves and ridge height of 2.3m and 4m respectively. A garage door would be featured to the front elevation, along with a single personnel door to the rear.

With respect to materiality, the proposal would be finished in brickwork and concrete roof tiles to match the existing dwellinghouse.

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:

It is not anticipated that the proposed development would result in any measurable undue harm upon the existing amenities of any nearby residents. The proposed garage would not incorporate any openings which would have a direct interface with any neighbouring residential properties, and the built form of the garage would be visually screened from the occupiers of No.54 Redwood Drive by the application dwelling itself, mitigating any risk of overshadowing, loss of outlook or daylight. In addition to this, the development would remain in excess of 13m from the residential properties fronting Willows Park Lane and adequately screened by the existing boundary hedgerow.

Taking account of the above, the proposed works are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

It is acknowledged that the property has already been substantially extended in the past, including the addition of two-storey side extension to the south-eastern gable elevation, with the proposed garage extension extending the width of the property by a further 4.3m to the south-east. Despite this, the proposed development would appear appropriate in size and scale for a single storey domestic garage, with the ridge set well below that of the main dwellinghouse ensuring that the extension clearly reads as

a subordinate addition to the existing built form. The proposal would also comprise a modest design and be finished in materials to match the existing property, ensuring visual integration and further reducing the impact of development.

Taking account of the above and given the property's location at the end of a cul-de-sac, as well as the existing boundary hedgerow which provides adequate screening from Willows Park Lane, it is not considered that the proposal would result in any significant detrimental harm upon the existing amenities of the immediate or wider locality that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highway Authority. The proposal includes an extension to the existing driveway to provide access to the new garage. The proposed garage meets the recommended minimum internal dimensions for a single garage which is 6m in length and 3m wide. The driveway will also provide on-site parking for three vehicles and as such the parking provisions are acceptable, with the Local Highway Authority raising no objection to the development subject to the imposition of a condition requiring the widened driveway to be paved in hard bound material.

Landscape/Ecology:

It is noted that the proposal site is bordered by hedgerow, and a number of trees are present towards the rear of property. Whilst it is not anticipated that the proposed development would result in any significant direct impact upon the hedgerow and trees, a condition has been attached to the accompanying decision notice requiring the hedgerow and trees to be protected during the construction phase of the development in order to mitigate any potential adverse impact.

The development is exempt from 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.
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