


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>18/12/2025</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>18/12/25</b>
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<b>Application Ref:</b>	2025/0803			 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>				
<b>Date Inspected:</b>	16/10/2025	<b>Site Notice:</b>	16/10/2025					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed single storey rear and side extension.
<b>Site Address/Location:</b>	Ringley Hey Slaidburn Road Waddington BB7 3JJ.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>No objection.</b>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  No recent planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a detached two storey dwelling accessed via Slaidburn Road in Waddington. The dwelling hosts a somewhat rural portion being within the designated National Landscape. The surrounding area is both residential and agricultural in nature.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a single storey wrap around extension located to the northwestern extents of the application dwelling. The extension will feature a pitched roof profile and will comprise an 'L' shaped footprint accommodating extended living space. Amended plans have been received reducing the width of the extension, introducing a small-set-back, omitting the rooflights and re-positioning a window on the side elevation.

**Impact Upon Residential Amenity:**

The application dwelling is set within a substantial plot and hosts a semi-rural position. As a result, the nearest neighbouring receptor is in excess of 200m from the proposed development. As such, there will be no adverse impact on residential amenity resultant of the development.

**Visual Amenity/External Appearance:**

The application dwelling is located along Slaidburn Road, although there is substantial boundary treatment on site, the development would be afforded some levels of visibility. As such, careful consideration must be given into the impact of the proposal on the character of the area.

Policy DMG1 states that development must be 'be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style features and building materials'. It must also 'Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities'.

With regards to development in the National Landscape (formerly AONB), Key Statement EN2 states that: 'The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style features and building materials'.

The proposed extension will comprise an 'L' shaped configuration measuring 10.3m and 8.7m in length and width at its greatest points. Whilst the overall footprint of the extension is substantial, it is relative to the scale of the host dwelling and will not result in the creation of an over dominant addition. The roof profile is pitched measuring 2.7m and 3.9m to the eaves and ridge respectively (measured from the highest ground point, which is substantially shorter than the existing dwelling. As a result, the extension will take an entirely subservient position to the host dwelling.

In respect of materials, the extension will be constructed in facing brick and render to the elevations, with uPVC windows and composite rooftiles. These materials are consistent with the existing dwelling and as such the development will integrate sufficiently into the site.

The overall scale and design of the proposed extension is considered acceptable when read in relation to the existing property and will not result in an unsympathetic or over dominant addition. As such, the proposal is acceptable from a visual amenity perspective and will not be of harm to the character of the wider national Landscape.

**Highways and Parking:**

No highways safety or amenity implications identified.

**Landscape/Ecology:**

Biodiversity.

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

**RECOMMENDATION:**

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