


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>07/01/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>9/1/26</b>
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<b>Application Ref:</b>	2024/0836				<b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	21/11/2025	<b>Site Notice:</b>	21/11/2025		
<b>Officer:</b>	EP				
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>

<b>Development Description:</b>	Proposed two-storey side extension to extend existing bedrooms and bathroom at first floor and new roof canopy to the front.
<b>Site Address/Location:</b>	2 Harewood Avenue Simonstone BB12 7JB.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Read and Simonstone Parish Councils raise no objections to the proposal.	

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

<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  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  No relevant planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a detached property in Simonstone. The surrounding area is predominately residential in nature, being typified of varying styles of detached, semi-detached and bungalow properties. The application site itself is not on any designated land.
<b>Proposed Development for which consent is sought:</b>

Consent is sought for the construction of a two-storey side extension with integral store to the ground floor. The application also involves the introduction of an open canopy across the principal elevation and raised patio to the rear.

#### **Impact Upon Residential Amenity:**

The application dwelling has two neighbouring properties immediately adjacent, known at No.2A and No.4 Harewood Avenue. Given the proposed development is largely isolated to the southern side of the dwelling, it is not expected that there would be any adverse impact for the neighbouring property to the north, No.4, in terms of overbearing impact or loss of light. There is a raised terrace proposed to the rear of the property. Given this will potentially allow for increased overlooking into the neighbouring curtilage of No.4, a privacy screen to the north was requested and has subsequently been added to the submitted scheme.

No.2A Harewood Avenue is located to the south of the application dwelling, where the proposed alterations to the existing garage structure are proposed. There will be a replacement two-story extension replacing the existing flat roof garage structure. The extension will extend almost the entire length of the existing dwelling but will benefit from a set back behind the principal building line of approximately 500mm at first floor. The width of the two-storey extension will remain consistent with the existing attached garage, maintaining the separation distance of 1.3m between the extension and shared boundary. The proposed extension does not result in development being erected forward or behind of the existing building line. Furthermore, there are no windows in the northern side elevation of the neighbouring property to the south. Therefore, no adverse impact on No.2A Harewood Avenue is expected in respect of loss of light or sense of overbearing.

#### **Visual Amenity/External Appearance:**

The application dwelling is located to the southwestern extents of Harewood Avenue, hosting a relatively prominent position within the street scene. As such, careful consideration should be given to the impact of the proposal on the character of the area.

The two-storey side extension will be set back from the principal building line of the host dwelling at first floor by 500mm and the ridge will fall below that of the main dwelling. The extension itself will measure 8.5m by 2.9m in length and width which is considered acceptable when read in relation to the host dwelling. As a result, the extension will remain entirely subservient to the main dwelling.

The proposed roof canopy will extend across the entire of the principal elevation. This feature is found commonly in the locality and adds an element of visual interest to the dwelling. This will be constructed using concrete tiles which match the existing dwelling.

The existing dwelling and proposed extension will be faced in cream render and with concrete roof tiles to match the existing dwelling. Whilst the existing dwelling is constructed using render, cladding and brickwork, it is not considered the proposal to face the entire dwelling in render would be unacceptable. Particularly taking into consideration properties found in the vicinity and the addition of the roof canopy which will break up the choice of material so that doesn't appear stark within the street scene.

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.

#### **Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raise no objection on highway safety grounds subject to condition relating to the construction of the parking area.

**Landscape/Ecology:**

**Bats**

A preliminary bat roost assessment was conducted at the application site on the 29<sup>th</sup> September 2025. The survey concluded that there was no evidence of bats at the site and the building itself offers negligible roosting potential.

**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.