


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>09/01/2026</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>13/02/26</b>
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<b>Application Ref:</b>	2025/0840			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	21/11/2025	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed single storey extension to rear.
<b>Site Address/Location:</b>	46 Whalley Road Simonstone BB12 7NZ

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Simonstone Parish council raised no objections to the proposal.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<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 mid-terraced property within the defined settlement limits of Simonstone. The surrounding area is predominantly residential in nature being typified of varying styles of dwelling.
<b>Proposed Development for which consent is sought:</b>

Consent is sought for the construction of a single-storey rear extension to accommodate extended living space.

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

The application dwelling has two adjoining neighbours known as No.44 and No.48 Whalley Road. No.48 benefits from a single-storey outrigger that will provide complete screening of the proposed development. As such, there is no adverse impact in respect to loss of light or overbearing impact resultant for the neighbour to the north.

The application dwelling benefits from an existing outrigger along the shared boundary with No.44 Jubilee Street. The proposed extension will have a length that is consistent with the existing extension at the site. No.44 also benefits from its own single storey outrigger. Given the impact would not be exacerbated as a result of the development, the proposal raises no concerns in respect of residential amenity.

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

The proposed development is located to the rear of the application site and as a result would not host a visually prominent position from within the public realm.

In respect of scale, the proposed extension is modest with a 3.75m rearwards projection at its longest point and a width of 2.5m adjoining the existing outrigger. The extension will comprise a reduced length to the western side to accommodate a 600mm space for bin storage. The extension is of flat roof design with a maximum roof height of approximately 3.1m. Given the modest nature of the proposal, it is not considered it would read as a prominent addition to the dwelling. It is also worth noting, that there are varying styles of rear extension visible within the rear street scene along Whalley Road, of varying scales.

In respect of materials, the extension will be faced in render to the elevations with uPVC windows and doors. These are materials found commonly in the locality and will therefore integrate sufficient into the street scene.

As such, based on the above observations, the proposal will not be of harm to the character of the area and is acceptable from a visual amenity perspective.

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

No highways 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.

##### Bats.

A preliminary bat roost assessment has been conducted at the application site on 30<sup>th</sup> October 2025. The survey concluded that no evidence of bats was recorded, and the building offers low roosting potential.

#### **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.