

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	16/12/2025	Manager:	KH	Date:	17/12/25
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Application Ref:	2025/0851			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/05/2025	Site Notice:	23/05/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey extension to rear and landscaping works.
Site Address/Location:	3 Westfield Close, Whalley BB7 9XG.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
No comments 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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

2025/0290: Proposed single-storey extension to rear and landscaping works. (approved with conditions).

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

The application relates to a detached dwelling in Whalley. The surrounding area is predominantly residential in nature being typified of similar detached and semi-detached properties. The application site does not fall on any designated land.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single-storey rear extension following demolition of the existing conservatory. The application also involves landscaping works to create an adapted rear terrace area.

Impact Upon Residential Amenity:

The application dwelling has two adjacent neighbouring dwellings known as No.1 and No.5 Westfield Close.

The proposed rear extension will extend across the entire rear elevation of the application dwelling with a rearward's projection of 3.82m. Given the modest length of the proposal, it is not considered there would be any significant adverse impact in respect to loss of light or overbearing for the neighbouring reports to either side.

The proposed landscaping works include the excavation of a substantial section of the existing rear raised garden area create a lowered terraced area. This will likely reduce the level of overlooking currently afforded significantly for neighbouring receptors and therefore does not create new opportunity of overlooking.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).*
- 2. 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.*
- 3. 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.*

The proposed extension is to be located to the rear of the application dwelling and as a result is largely out of sight form within the public realm. Nonetheless, the footprint of the extension is modest and will remain entirely subservient to the application dwelling. In addition, the proposed extension is to be constructed using red facing brickwork to the elevation with a concrete roof tile. This is consistent with the application dwelling and surrounding area, as such, the proposal will integrate sufficiently into the dwelling.

Highways and Parking:

No highways safety implications identified.

Landscape/Ecology:

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:

It is noted that a much higher and longer extent of fencing has been depicted to the side (east and west) boundaries on the proposed plans than shown on the existing plans. Boundary treatment above 2m could require planning permission. For the avoidance of doubt, this has not been included in the description or any specific details provided in terms of materials and heights and therefore no assessment or approval of this element has been undertaken.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

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