


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	16/12/25	Manager:	KH	Date:	16/12/25
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0859			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	25/11/25	Site Notice:	25/11/25					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed orangery to the rear of the property.
Site Address/Location:	10 Whalley Old Road, York Village, Langho, BB6 8DU.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

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 Key Statement EN1: Green Belt Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a two-storey mid-terrace dwelling at No.10 Whalley Old Road. The property comprises render to the external walls, slate roof tiles and grey uPVC windows and doors and benefits from an existing two-storey rear outrigger. The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from a Green Belt designation.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed single storey rear extension.

The proposal would project 5.3m from the rear elevation of the application property with a width of 3.3m, adjoining to the north-eastern side elevation of the existing two-storey rear outrigger. A flat roof form would be incorporated with a lantern light measuring a maximum of 3.3m in height. To the rear elevation a set of uPVC patio doors would be featured. With respect to materiality, the proposal would be finished in render to match the existing property.

As part of the overall development, the existing ground floor window to the rear elevation of the two-storey outrigger would be partially blocked up with an additional window opening also created.

Principle of Development:

The application site lies within the designated Green Belt and therefore Key Statement EN1 of the Core Strategy and National Green Belt policy contained within the National Planning Policy Framework (NPPF) is engaged.

The NPPF states that there is a general presumption against inappropriate development in the Green Belt and advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

As set out in the NPPF and Key Statement EN1 of the Ribble Valley Core Strategy, the essential characteristic of the Green Belt is its openness. NPPF paragraph 154 states that the construction of new buildings is inappropriate in the Green Belt. However, the extension or alteration of a building that does not result in disproportionate additions over and above the size of the original building is considered an exception where they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. Development which is harmful to the Green Belt should only be permitted in 'very special circumstances' and these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

There are no specific definitions within the NPPF or Ribble Valley Core Strategy in relation to what constitutes 'disproportionate', however the generally accepted approach is for an assessment of the increased volume that the development would create above that of the original building.

The NPPF defines 'original building' as 'a building as it existing on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. Therefore, any extensions built since 1948 cannot be used to justify additional floor space or volume. Furthermore, in terms of calculating the size of the 'original building', outbuildings are generally not included.

Volume calculations have been submitted in support of the application taking into account the original building, the existing two-storey rear outrigger and the proposal. These calculations indicate that the original two-storey building was 173 cubic metres with the total volume of the proposed being 274.5 cubic metres, equating to a total increase of approximately 59% from original to proposed.

However, these calculations do not appear to be accurate with desktop analysis indicating the volume of the main two-storey dwelling to be approximately 217 cubic metres, with the existing outrigger being 121 cubic metres and the proposed extension being 51 cubic metres. In addition to this, there is no planning history relating to the existing outrigger and historic land maps indicate this structure to have been present since at least 1968. As such, there is no evidence to suggest that the outrigger forms a later addition to the property and is therefore considered to form part of the original built form. Based on the above, the total volume increase from original to proposed would be approximately 15%.

In this respect, the impact of the proposed development would be limited insofar that the resultant volume increase would be modest relative to the original building. As such, it is not considered that any detrimental harm upon the openness of the Green Belt would arise from the proposed extension and therefore the proposal is acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The proposed new openings would provide views predominantly towards the private amenity space associated with the application property, similar to those afforded by the window configuration featured to the existing property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated as a result of the works proposed.

The proposed extension would also be visually screened from the occupiers of the adjoined dwellinghouse at No.8 Whalley Old Road by the existing two-storey outrigger featured to the rear of the application property, as well as from the residents at No.12 Whalley Old Road by the existing extension featured to the rear of this neighbouring dwellinghouse.

With the above in mind, the proposed development would not result in any measurable undue harm upon the existing amenities of any nearby residents by way of overshadowing, loss of outlook, daylight, or privacy, that would warrant the refusal to grant planning permission.

Visual Amenity/External Appearance:

The proposed extension would not be afforded a high level of public visibility, being sited to the rear of the terraced row of properties and therefore adequately screened from the adjacent public realm. Notwithstanding this, the proposed extension would appear appropriate in size and scale when read in context with the existing built form and would not appear an incongruous or over dominant addition to the proposal site. The proposal would also be constructed from materials to match the external appearance of the existing property, ensuring visual integration and further reducing the impact of development

Accordingly, the proposed works are considered acceptable with respect to visual amenity and external appearance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development. The works proposed would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing site access or parking arrangements. As such, the proposal is considered acceptable with respect to impact upon highway safety and parking.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning 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.