


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	27/1/26	<b>Manager:</b>	LH	<b>Date:</b>	29/1/26
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<b>Application Ref:</b>	3/2025/0864			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	~	<b>Site Notice:</b>	16/12/25	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed infill rear extension and alterations to the fenestration and external appearance of the dwelling, including associated landscaping works.
<b>Site Address/Location:</b>	Braeside, Old Back Lane, Wiswell, BB7 9BS.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Wiswell Parish Council:</b>	No objections subject to the implementation of appropriate construction management measures.

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One representation has been received in relation to the proposed development which is supportive of the proposal, subject to the implementation of appropriate construction management measures.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport & Mobility  
Policy DME2: Landscape & Townscape Protection  
Policy DME3: Site and Species Protection and Conservation  
Policy DMH5: Residential and Curtilage Extensions  
Policy DMB1: Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/1991/0685:**  
Erection of a conservatory (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a detached two storey property in Wiswell. Access to the application property is via an access track from Old Back Lane which also serves as the access for the adjacent neighbouring properties of The Shieling and Shay Cross. The application property roughly comprises a horseshoe shaped footprint with an integral garage and conservatory adjoining the North-western side profile of the property. The application property consists of render and brick elevations, UPVC doors, UPVC and timber windows and a hipped / gabled roof profile detailed in concrete tiles. The application property lies within the centre of the application plot with front and rear garden areas adjoining the South-western and North-eastern sides of the dwelling respectively. The area immediately surrounding the application site is predominantly residential in character with the wider surrounding area comprising a mixture of woodland, agricultural land and open countryside.

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

Planning consent is sought for the construction of a single storey rear infill extension, alterations to fenestration, alterations to the existing site access and hard and soft landscaping works.

**Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed rear extension would be consolidated into the existing footprint of the application property as an infill structure that would be bound on both sides by the existing property and would therefore pose no issues with regards to overbearing impacts upon the site's adjacent neighbouring receptors. Furthermore, the proposed scheme of replacement fenestration and new window openings would provide identical views to the existing window openings in place and would therefore not compromise the privacy of the site's adjacent neighbouring occupants.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

**Visual Amenity/External Appearance:**

Paragraph 135 (c) of the NPPF states:

*'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.*

Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'*

In this instance, the proposed rear extension would be a modest structure with regards to both its height and footprint, with the extension seamlessly integrating with the elevational and roof profiles of the existing property by virtue of its symmetrical infill design. As such, the proposed extension would read as a subservient and congruent addition to the rear profile of the application property.

The existing UPVC and timber window frames within the application property are somewhat dated in terms of appearance therefore their replacement with new aluminium windows would deliver a visual enhancement to the external appearance of the application property. In addition, the new window openings proposed for the rear elevation of the property would allow for a more symmetrical layout of fenestration compared with the existing arrangement and these window openings would be in keeping with the proportionality and solid to void ratio of existing window openings in place on the property's frontage. As such, the proposed alterations to fenestration are considered to be acceptable.

In a similar vein, the application of fresh render and stone slips to the external elevations of the property would deliver a more uniform and refreshed look to the exterior of the property, with the stone slips also being more in keeping with the stone based vernacular of properties within the locality. These works to the exterior of the dwelling are therefore considered to be acceptable.

The application property's front and rear garden areas have recently been subject to works of clearance including vegetation and debris removal with the resultant garden areas currently being without any formal landscaping and front boundary treatments. As such, the proposed works of hard and soft landscaping would provide the property's front and rear garden areas with a formalised and manicured layout, with the new centralised vehicle access and adjacent stone walling also providing a symmetrical and definitive boundary treatment to the frontage of the property.

Taking account of the above, it is considered that the proposed development would cumulatively deliver a visual enhancement to the character and appearance of the application property and visual amenities of the surrounding area. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and Policy DMG1 of the Core Strategy.

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

The proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access, parking or general highway safety, subject to the imposition of conditions with regards to construction management and parking and turning areas. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

#### **Landscape/Ecology:**

##### Protected Species

The proposed development would involve disturbance to the roof space of the application property therefore a preliminary roost assessment has been provided in support of the application which found no evidence of any bat related activity within or around the application building, with the survey work further identifying the application building as holding negligible potential for accommodating bats. As such, no further survey work has been recommended however the submitted ecology report provides a number of suggested compensatory measures and working practices and adherence with these measures has been secured through the imposition of a planning condition.

##### BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of a householder planning application.

**Observations/Consideration of Matters Raised/Conclusion:**

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity or the visual amenities of the area and the development as proposed does not raise any concerns with respect to highway safety or the ecology of the area.

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

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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