


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	13/01/26	Manager:	KH	Date:	14/01/26
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0872				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08/01/26	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Demolition of rear conservatory and replace with a single storey extension. Reduce size of attached side garage and convert to a bedroom. Remove front porch and add a central front entrance open porch/ canopy and alterations to front fenestration.
Site Address/Location:	137 Whalley Road, Langho, BB6 8AA.

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

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

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached bungalow property at No.137 Whalley Road, Langho. The property comprises brickwork, mock stone and white uPVC cladding to the walls, concrete roof tiles and white uPVC windows and benefits from an existing flat roof integral garage, front porch and rear conservatory.

The site to which the proposal relates is located just outside of the defined settlement area of Langho and on land which benefits from an Open Countryside designation. The surrounding area is predominantly residential in character, comprising mainly of dormer and true bungalow dwellings.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing rear conservatory and front porch and construction of a replacement single storey rear extension and central front entrance porch/ canopy. Alterations are also proposed to the existing garage, including a reduction in size and conversion into living accommodation, along with fenestration alterations and the incorporation of render to the front of the property.

The proposed rear extension would project 4m from rear elevation of the application property with a width of 8m. A pitched roof form would be incorporated measuring 2.4m to the eaves and 5m to the ridge to match the roof of the existing dwellinghouse. To the rear elevation, a window and set of patio doors would be featured and 4no. rooflights would also be included. The development would be constructed from brickwork, concrete roof tiles and uPVC openings.

The proposed front porch would measure 1.2m by 2m and would feature a concrete tiled pitched roof form with a maximum height of 3.4m.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The openings proposed to the rear extension would not have a direct interface with any nearby residential properties and the fenestrations alterations to the front elevation of the dwellinghouse would provide similar views to those afforded by the existing window configuration and therefore no new opportunities for direct overlooking or loss of privacy would be resultant.

The proposed rear extension would also be sited approximately 7m from the neighbouring dwellinghouse at No.139 Whalley Road and 6.5m from No.135 Whalley Road and therefore it is not anticipated that any significant detrimental harm by way of overshadowing or loss of light would be caused by the proposal. The proposed front porch would be adequately distanced from nearby residential receptors and of a size and scale so as to mitigate any measurable undue harm.

With the above in mind, the proposed works are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed rear extension would not be afforded a high-level visibility from the adject public realm, being screened from view by the dwellinghouse itself as well as the trees/ vegetation which border the proposal site to the rear. Notwithstanding this, the development would not appear an incongruous or over dominant addition to the application dwellinghouse and would be finished in external facing

materials to match the appearance of the existing property, ensuring visual integration and further reducing the impact of development. As such, no concerns are raised in this respect.

The alterations proposed to the front of the property would be visible along Whalley Road. However, the front porch would comprise a relatively modest size, scale and design and therefore its resultant impact would be limited. In addition to this, multiple other properties within the immediate vicinity of the proposal site benefit from front porches/ entrance canopies and therefore the addition would not appear anomalous within its surrounding context. The fenestration alterations and addition of render are also considered acceptable, insofar that the alterations would not appear so incongruous or discordant so as to warrant the refusal to grant planning permission in this particular instance.

Taking account of the above, it is not considered that the proposal would result in any significant adverse harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposed development. The Local Highway Authority (LHA) note that there is no increase in the number of bedrooms within the dwelling, and whilst the existing garage will be converted into additional living space, an acceptable level of off-street parking will be retained on the existing driveway. As such, the effect of the development on the operation of the local highway network would be negligible.

Despite this, the LHA have requested that HGV deliveries to and from the site be limited to after 9am and before 2:30pm Monday to Friday in order to avoid conflict with the increase in traffic associated with the start and finish times of St Mary's Roman Catholic Primary School. However, given the relatively small-scale nature of the development and the distance between the proposal site at St Mary's Roman Catholic Primary School, the imposition of this condition is not considered to be necessary in this particular instance. The LHA have also requested the submission of a Construction Management Plan prior to works commencing on site; however given the proposal relates to a relatively small-scale domestic extension, this is also not considered necessary.

Landscape/Ecology:

Bats

The application has been supported by a Preliminary Roost Assessment, dated 19th November 2025. The report concludes that the property is well maintained and in good condition. There are no features externally, which are suitable, or likely to be used by roosting bats; the roof void has no gaps which could give direct access to roosting bats, and no evidence of use was found during the inspection. Taking into account the habitat surrounding the site, and the features present, the building is unlikely to be used by roosting bats and has negligible suitability for use. As such, the proposed work is unlikely to impact on bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally, with no further survey work required.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements 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, the application is recommended for approval.

RECOMMENDATION:

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