


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

Signed:	Officer:	LW	Date:	24/02/26	Manager:	KH	Date:	24/02/26
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Application Ref:	3/2025/0874			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	28/01/26	Site Notice:	28/01/26					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed first floor extension, balcony and front porch.
Site Address/Location:	Woodlands Farm, Hothersall Lane, Hothersall, PR3 2XB.

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

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

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 DME1: Protecting Trees & Woodland
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1997/0881: Double garage and alterations to dwelling to include dining room and domestic workshop from adjoining storage buildings (Approved).

3/1985/0154: Joining barn to existing house and extending living and sleeping accommodation (Approved).

3/1984/0489: Proposed extension of dwelling into adjacent barn (Approved).

3/1984/0186: Proposed restoration of former farm cottage for re-use as living accommodation (Refused).

4/6/13090: Barn conversion to dwellinghouse (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two storey dwellinghouse known as Woodlands Farm, accessed off Hothersall Lane. The property is the result of planning permission 4/6/13090 which granted consent for the conversion of a barn into a dwellinghouse. The barn conversion has since been substantially extended.

The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from an Open Countryside designation. The Leece's Wood Biological Heritage Site borders the site to the north and east, with the eastern extents of the site also at risk of surface water flooding.

Proposed Development for which consent is sought:

Consent is sought for the construction of a first-floor extension, balcony and front porch, all towards the northern extents of the dwellinghouse.

The proposed first floor extension would be located above the existing single storey lean-to structure featured to the north-western elevation of the property and would measure 4.2m by 7.5m with an eaves and ridge height of 4.9m and 6.8m respectively. To the north-eastern facing elevation of the extension, a new balcony is proposed, measuring 2.2m by 1.5m, which would be accessed via double doors. Additional window openings are also proposed to the north-western and south-western elevations of the extension. The development would incorporate vertical timber cladding to the walls, along with slate roof tiles and timber framed openings.

The front porch proposed to the south-western elevation of the property would measure 3.2m by 1.4m with an eaves height of 2.2m and ridge height of 3.3m. The development would be open sided, comprising low stone walling and a slate roof.

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 development would not have a direct interface with any nearby residential receptors, while the proposed balcony would provide views primarily towards the woodland which borders the proposal site to the north and east. As such, no new opportunities for direct overlooking or loss of privacy are anticipated as a result of the works proposed.

Furthermore, a separation distance of approximately 30m would be retained between the proposed development and neighbouring dwellings and therefore the proposal would not result in any measurable undue harm by way of overshadowing, loss of outlook or daylight.

With the above in mind, the development is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

In most cases, the Local Planning Authority would seek to ensure that first floor extensions are adequately set down from the main ridgeline so as to ensure that the proposal appears subservient to the main property. On this occasion, the proposed extension would be flush with the ridge of the existing two-storey dwellinghouse. However, given the siting/ orientation of the proposal as well as the existing built form of the application property, it is not considered that the lack of set down for the proposed extension would result in an incongruous addition that would be unduly harmful to the application dwelling or surrounding area in this particular instance. In addition to this, the degree of projection from the north-western gable elevation would not be significant when read in context with the existing built form of property and therefore no concerns are raised in this respect.

It is noted that the proposed first floor extension would utilise timber cladding to the external elevations which would not match the existing stone built dwellinghouse. However, given the location of the development towards the rear of the property and the relatively limited usage of timber cladding when viewed in context with the existing stonework, it is not considered that the proposed materiality would significantly detract from the existing character and visual amenities of the dwellinghouse to a degree which would warrant the refusal to grant planning permission. The use of timber cladding would also go some way to ensure that the proposal reads as a later addition to the dwellinghouse, ensuring a visual separation between the old and the new, whilst the incorporation of slate roof tiles and timber windows would mean that the addition retains some visual similarity to the parent building. On balance, the proposed materiality of the extension is therefore considered acceptable in this particular instance.

The proposed balcony would not be afforded a high level of visibility from the adjacent public realm, being screened from view by the dwellinghouse itself and would comprise a relatively modest addition to the property. The proposed porch would also be of a size, scale and design which would remain in keeping with the existing dwellinghouse. As such, no concerns are raised in this respect.

Taking account of the above, it is not considered that the proposed works would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality that would justify a refusal of the application.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposal. It is noted that the Local Highway Authority have requested the imposition of a condition requiring the gym to be used for incidental purposes only, in conjunction with the residential use of the main dwellinghouse; however, given the gym is already existing and small scale, this condition is not considered necessary.

Landscape/Ecology:

Bats

The application has been accompanied by a Bat Survey Report dated 18th September 2025. The report states that a preliminary bat roost assessment survey was carried out on 22nd July 2025. Evidence in the form of scattered droppings adhering to external walls on the western and eastern façade below fascia boarding suggested use of the building by roosting Pipistrellus species bats. An emergence survey on 13th August observed Soprano Pipistrelle bats emerging from the main house adjacent to the barn, the number of bats was consistent with a maternity roost. While no bats were observed emerging from the barn roof, it is likely that the building is used as a satellite roost to the main maternity roost in the main house. The result was consistent with physical evidence observed during the preliminary assessment.

The proposed development thus risks causing disturbance to roosting bats, and potentially a loss of roost sites without suitable mitigation and will require timing of works or a Natural England EPS Mitigation licence to proceed. It is recommended that compensatory roost features in the form of bat boxes installed

in trees on the site boundary would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing. This can be secured by way of an appropriately worded condition.

Trees

The application site is bordered the north and east by an area of woodland which forms Leece's Wood Biological Heritage Site (BHS). Whilst it is not considered that the proposed development would result in any direct impacts upon these trees or the wider BHS, a condition can be imposed requiring all retained trees to be protected during construction works in order to mitigate the risk of any adverse harm.

BNG

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

Other Matters:

Flood Risk

Part of the proposal site is at risk of surface water flooding; however, the proposed development itself would not be sited on land subject to increased risk of flooding. In addition to this, the proposal relates to a first-floor extension and relatively small-scale porch, and therefore the resultant impact on flood risk would be limited.

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.
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