


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	13/1/26	Manager:	LH	Date:	16.1.26
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Application Ref:	3/2025/0888	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Site Notice:	16/12/25	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Removal of the existing roof structure and replacement with a raised roof structure incorporating raising of the eaves height to the rear and the incorporation of conservation rooflights to accommodate the conversion of the loft and associated alterations.
Site Address/Location:	Ingledale Bungalow, Newby Lane, Rimington, BB7 4DZ.

CONSULTATIONS:	Parish/Town Council
Rimington and Middop Parish Council:	Consulted 24/11/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Countryside:	No objection subject to condition.

CONSULTATIONS:	Additional Representations.
None.	

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 recent planning history relevant to the determination of the application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached true bungalow property situated on the Eastern edge of Rimington. Access to the application property is from Newby Lane with the application property sited on the Southern side of Newby Lane with Mosna Cottage and Dale View lying directly adjacent to the South-east and East of the application property respectively. The application property comprises stone elevations and a gabled roof detailed in concrete roof tiles with its domestic curtilage area accommodating soft and hard landscaping and a detached garage which lies at the Western end of the site. The application site lies within a small cluster of residential properties situated at the Eastern edge of Rimington 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 an upper extension to the application property's roofspace in order to accommodate a loft conversion.

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 rear Southern roofslope of the application property partially interfaces with the neighbouring property of Mosna Cottage however the large majority of the application property otherwise remains offset to the West of Mosna Cottage with Mosna Cottage also being sited at a higher topography to that of the application property. As such, the proposed increase in height to the property would not unduly impact upon the occupants of Mosna Cottage with regards to loss of outlook. In a similar vein, the neighbouring property of Dale View sits above Ingledale in the existing streetscene with the Eastern gable end of the application property lying approximately 15 metres away from Dale View therefore given the differences in topography and existing separation distance in place it is not considered that the proposed increase in height to the property would unduly impact upon the occupants of Dale View with regards to loss of outlook. The proposed roof raise to the application property could potentially result in increased occurrences of overshadowing however given the relatively modest increase in height proposed to the property any additional occurrences of overshadowing would be minimal. In addition, sun path analysis shows that any additional occurrences of overshadowing from the development would have no undue impacts upon the neighbouring properties of Mosna Cottage or Dale View with regards to loss of natural light.

In light of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development 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 additional 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 development would result in an increase to the height of the application property which would be apparent in the existing street scene on Newby Lane however this would be a relatively modest increase in height whereby the property's increased roof ridgeline would remain set below the roof ridge levels of Dale View and Mosna Cottage by virtue of the topography of the surrounding land levels. In addition, the proposed development would incorporate a mixture of stone, render and concrete roof tiles, all of which would be in keeping with the existing materials in place on the application property. The Northern roofslope of the extended roofspace would accommodate conservation style rooflights which in turn would keep the visual impact of the proposal to a minimum and an amended proposal has since been submitted comprising a reduced quantity of rooflights aligned in a randomised configuration in response to design concerns regarding both the quantity and somewhat regimented alignment of rooflights being proposed originally.

Consequently, the proposed works would read as a proportionate and congruent form of development that would appropriately assimilate within the existing streetscene on Newby Lane and it is not considered that the proposed development would be harmful to the visual amenities of the area. The proposal would therefore satisfy the requirements of Paragraph 135 (c) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

No changes are proposed to the existing access and parking arrangements on site from the proposed development therefore the proposal raises no issues with regards to highway safety.

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.

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