


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

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

<b>Application Ref:</b>	3/2025/0891			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	25/11/25	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	LW							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed first-floor rear and side extension and internal alterations.
<b>Site Address/Location:</b>	18 Rogersfield, Langho, BB6 8HB.

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

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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 two-storey dwellinghouse at No.18 Rogersfield. The property comprises brickwork and render to the external walls, concrete roof tiles and uPVC windows and doors and benefits from an existing flat roof, single storey integral garage to the north-eastern side elevation.

The site to which the proposal relates is located within the defined settlement area of Langho and the property benefits from no other designations or constraints.

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

Consent is sought for the construction of a proposed first-floor side and rear extension and internal alterations, including the partial conversion of the existing garage.

The proposed extension would project 4.8m from the north-eastern side elevation of the existing two-storey dwelling and would extend a total depth of 10.7m. A hipped roof form would be incorporated measuring 4.9m to the eaves and 6.6m to the ridge, with a reverse gable element included to the rear. To the front and rear elevations of the extension, 1no. window would be featured, whilst an additional window would also be included to north-western side elevation.

As part of the overall development, the existing garage door would be replaced by a smaller garage door and 1no. window and an existing first floor window to the front elevation of the main dwellinghouse would also be replaced with a new window.

With respect to materiality, the development would be finished in brickwork and render to the external wall and concrete roof tiles to match the existing.

**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 front of the development would provide similar views to those afforded by the existing window configuration featured to the front elevation of the application property and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The window to the rear of the first-floor extension would also remain approximately 14m from the common boundary with the residential properties situated to the rear of the proposal site and 28m from the dwellinghouses themselves. Given these separation distances, it is not anticipated that the proposal would result in any significant loss of privacy to these neighbouring residents that would warrant the refusal to grant planning permission. The first-floor window proposed to the north-eastern elevation of the extension would face towards No.16 Rogersfield; however, this adjacent dwelling does not benefit from existing openings within its south-western gable elevation and therefore no loss of privacy would be resultant in this instance.

Furthermore, it is not anticipated that the development would result in any significant detrimental harm to nearby residential receptors by way of overshadowing, loss of outlook or daylight. As noted above, No.16 Rogersfield does not benefit from any existing window openings to its south-western gable elevation which would face the proposed extension. The proposed first-floor extension would project 2.2m beyond the rear elevation of the existing two-storey element of the application property; however a separation distance of approximately 2.5m would be retained between the proposed development and No.16 Rogersfield which would adequately offset any significant adverse harm. The proposal would also be largely screened from the occupiers of No.20 Rogersfield by the application dwelling itself, with the rearward projecting element of the extension being sited approximately 8m from the shared boundary. As such, no measurable undue impact upon No.20 Rogersfield is expected.

With the above in mind, the proposed works are not anticipated to result in any significant adverse harm upon the existing amenities of any nearby residents that would warrant a refusal to grant planning permission in this particular instance.

#### **Visual Amenity/External Appearance:**

The application property fronts Rogersfield and therefore the proposed first floor extension would have a clear visual impact. Notwithstanding this, the proposed extension would be set 1m back from the principal elevation of the primary dwellinghouse to ensure that the development reads as subordinate addition to the parent building. Furthermore, the degree of projection to the side, whilst substantial, would not be so significant so as to warrant the refusal of the scheme, insofar that the proposed first-floor extension would have a width to match the existing single storey integral garage below and would remain narrower than the existing two-storey dwellinghouse. In this respect, the proposal would not appear an overly incongruous or over dominant addition to the application property or wider street scene.

The scheme as originally submitted incorporated a gabled roof form. However, following discussions with the agent, this has been amended to a hipped roof form in order to reduce the volume that would be incorporated at roof level and minimise the overall bulk and massing of the development. The revised scheme would also appear better related to the existing two-storey side extension featured to the north-eastern elevation of No.16 Rogersfield, which also incorporates a hipped roof, further minimising the impact of development upon the street scene. The proposed materials are also considered acceptable, insofar that they would match the external appearance of the application property and surrounding built form.

Taking account of the above, the proposal is considered acceptable with respect to visual amenity and external appearance.

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

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposed development.

The proposal will increase the number of bedrooms within the dwelling from 4 to 5 and amend the off-street parking provisions by reducing the existing garage. The recommended minimum internal dimensions for a single garage size are 6m in length and 3m wide. As the proposed garage will be smaller than the recommended internal dimensions, it cannot be considered to provide off-street parking provisions. However, given the size of the existing driveway, the Local Highway Authority (LHA) consider it likely to accommodate three off-street parking spaces which meets the parking requirements for a 4+ bedroom dwelling.

As a result of this, the LHA are of the opinion that the proposal would not have a significant impact upon highway safety or capacity in the immediate vicinity of the site.

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

##### Bats

A Preliminary Bat Roost Assessment Report has been submitted in support of the application dated 22<sup>nd</sup> October 2025. The report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat were taken into consideration, the building was assessed as offering negligible bat roost potential. Given the lack of roosting potential, it is considered that the development proposals do no risk negative impacts on roosting bats, and that

reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This has been secured by way of condition.

**BNG**

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.

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