


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	10/02/2026	Manager:	KH	Date:	12/02/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	-----------------

Application Ref:	2025/0907			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	19/12/2025	Site Notice:	19/12/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed two-storey side extension.
Site Address/Location:	2 Tintern Close Simonstone BB12 7SS.

CONSULTATIONS:	Parish/Town Council
Read and Simonstone Parish Councils raised no objection.	

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

CONSULTATIONS:	Additional Representations.
No comments 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 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 proposal relates to a detached dwelling on a cul-de-sac within the settlement boundary of Simonstone. The application site itself is not on any designated land, but the land directly adjacent to the rear curtilage of the property is designated Greenbelt. The surrounding area is primarily residential and is typified of a number of similar detached properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side extension to the eastern elevation of the dwelling. The existing rear conservatory will also be demolished to accommodate the development.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that all development must

- *Not adversely affect the amenities of the surrounding area.*
- *Provide adequate day lighting and privacy distances.*
- *Have regard to public safety and secured by design principles.*
- *Consider air quality and mitigate adverse impacts where possible.*

The application dwelling has three immediately adjacent neighbours known as No.4 Tintern Close, No.29 Fountains Avenue and No.31 Fountains Avenue. No.4 Tintern Close is located to the south of the application site where there is no proposed development as such no adverse impact expected resultant for these receptors. Similarly, No.29 Fountain Ave is located forward of the proposed development and as such no adverse impact in expected resultant.

No.31 Fountains Ave is located adjacent to the proposed side extension, with the rear boundary being in close proximity to the development. However, the neighbouring dwelling itself is located approximately 15 metres from the proposed development to mitigate and loss of light to habitable windows. The neighbouring dwelling benefits from a large residential curtilage, so any sense of overbearing would be negligible resultant of the development give the extension has a modest length of 7m, approximately half the length of the existing dwelling.

There are no new windows proposed in the eastern side elevation facing neighbouring dwellings. There is a new dormer extension proposed to the front roof slope of the extension. This faces No.23 Fountains Avenue. However, there is a distance of approximately 30 metres accordingly to desktop analysis to mitigate any positional overlooking and loss of privacy.

Based on the above observations, it is not considered there would be any significant impact on residential amenity resultant of the development to warrant refusal.

Visual Amenity/External Appearance:

The proposed two-storey side extension will be readily visible from within the public realm, and as such consideration must be given into the impact on the visual amenities of the area. In respect of materials, the proposal will consist of render and brickwork to the elevations with uPVC doors and windows, all of which match the existing dwelling. There are varying types of materials found in the vicinity, it is considered that the proposal will integrate sufficiently into the street scene.

In respect of scale, the overall footprint of the proposed side extension is relative to the scale of the dwelling measuring 4.6m in width with a rearward's projection of approximately 7m. The roof will benefit from a reverse gable pitch that will fall below the ridge of the existing dwelling, the extension is also set back from the principal building line by approximately 5m and as a result will remain entirely subservient to the host dwelling. There are varying styles of extension found in the vicinity, many of comparable design to the proposed, the development will therefore not appear out of character. Similarly, there are varying styles of front and side dormer extensions visible within the existing streetscape, the proposed front dormer extension will also therefore integrate sufficiently into the area.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal. They raise no objection given the parking spaces required by parking standards can be achieved within the curtilage of the property. Therefore, the Highway Development Control Section would raise no objection to the proposal on highway safety grounds subject to conditions. They have requested the imposition of a condition relating to the construction and materials of the driveway, but given there are no changes proposed to the existing parking arrangement/driveway, this isn't deemed appropriate.

Landscape/Ecology:

Bats.

A preliminary bat roost assessment was conducted in November 2025. The survey concluded that there was no evidence of bats present within the building and the property itself offers low roosting potential. However, it is considered that there is an opportunity to boost roosting potential via the introduction of artificial bat boxes.

BNG.

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

RECOMMENDATION:

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