


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	24/03/2026	Manager:	LH	Date:	24.3.26
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Application Ref:	3/2025/0913			 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	17/03/2026	Site Notice:	n/a	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed redevelopment of existing dwelling to include demolition of existing conservatory and single storey side extension; raising the roof height to provide first floor living accommodation to include 3 no. pitched roof dormers; installation of Juliet balcony; alterations to fenestration and erection of open front porch.
Site Address/Location:	The Rochfords, Longridge Road, Hurst Green, Lancashire, BB7 9QW

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Countryside Officer	The Countryside Officer recommends a tree protection condition be added to any grant of permission. With regards to bats, they note that the proposal risks causing the loss of a roosting site without mitigation and an EPS license is required.
LCC Highways:	No objection subject to conditions relating to the submission of a Construction Management Plan and the surfacing of the car parking area.

CONSULTATIONS:	Additional Representations
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN4: Biodiversity and Geodiversity</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport and Mobility Policy DMH5: Residential and Curtilage Extensions Policy DME1: Protecting Trees And Woodlands Policy DME2: Landscape and Townscape Protection Policy DME3: Site and Species Protection and Conservation</p> <p>National Planning Policy Framework (NPPF)</p>

Relevant Planning History:

No previous planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The proposed development site comprises an existing bungalow and outbuilding located just outside the settlement boundary of Hurst Green which is a Tier 2 Village as identified within the Ribble Valley Core Strategy. The site is accessed off Longridge Road and is accessed from a steep bank from the main road up to the site which sits at much higher land levels. The site access is located to the South of the Hurst Green Conservation Area and Forest of Bowland National Landscape boundary however the location of the dwelling is not read in the context with the setting of either designation. The site is located on land designated as Open Countryside. The Bailey Hall Wood and Merick's Wood Biological Heritage Site is also located to the east of the existing dwelling at 'The Rochfords'.

Proposed Development for which consent is sought:

Consent is sought for extensions and alterations to the existing dwellinghouse to include the demolition of the existing conservatory and side extension. The main part of the roof of the bungalow would be raised by approximately 1.47m with an eaves height increase by approximately 1.6m. The proposal would introduce timber cladding to the first floor and would have a concrete tile roof to match the existing. The proposal also includes a number of alterations to fenestration, including a glazing East elevation up which has now been amended to form a Juliet balcony and first floor. The application also originally included windows which extend up into the roof to form a rooflight however these have now been amended to pitched roof dormers. A flat roof canopy is also proposed over the front door to create an open porch.

Principle of Development:

The proposed works relate to extensions to a residential property so there are no in principle objections to the scheme subject to compliance with the relevant policies outlined in the Ribble Valley Core Strategy and NPPF.

Impact Upon Residential Amenity:

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

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

Given the significant distance between the dwelling and surrounding residential properties, it is not likely that there would be any adverse impact on the amenity of neighbouring properties by way of loss of light, overshadowing or overbearing impact.

The introduction of a Juliet balcony to the East elevation could increase overlooking to the properties to the South-East of the dwelling. However, given the significant distances at over 100m, this is not considered to be adverse.

As such, the proposal is not considered to adversely impact on nearby residential receptors in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Paragraph 135 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 also states that all development must:

- 1. be of a high standard of building design which considers the 8 building in context principles (from the CABE/english heritage building in context toolkit).*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*
- 4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Policy DMG2 also states that:

"Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build."

Due to the siting and elevation of the existing bungalow, it is not read in direct context with any surrounding properties. There are distant views of the property from the South-East of the site, however it is not considered that the raising of the roof ridge would adversely affect the rural character of the area. The dwelling is also not visible from Longridge Road to the North so views from this area would not be negatively impacted.

The proposal would involve the raising of the roof height to accommodate a first floor. This is considered to be acceptable, with the addition of 3 no. pitched roof dormers which are appropriate in size and scale to the roof slope. The large, glazed apex has now been amended to constitute a smaller width Juliet balcony with glazed balustrade. This is again considered to be acceptable as the glazing is not as extensive or as prominent as previously proposed.

The proposal would involve the erection of a flat roof contemporary front porch area which would not be highly visible from the public realm and is acceptable. No objection is also raised to the conversion of the existing bedrooms labelled 'Bedroom 1' and 'Bedroom 2' to a garage with the insertion of a garage door on design grounds.

The first floor would utilise timber cladding, stone, render and concrete tiles which are considered appropriate to the character of the area, subject to a specification being submitted prior to its installation as the application form does not confirm that these would match the existing.

Overall, subject to an appropriate condition regarding materials, the proposal is considered to accord with Policy DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

‘All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards’.

In addition, Policy DMG1 states that all development must:

- ‘1. consider the potential traffic and car parking implications.
2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated’.

The Local Highway Authority (LHA) have been consulted on the application and they note that the site would be accessed via the existing access. They consider that the level of parking is in accordance with the LHA’s parking standards and there is also room to turn within the site allowing for ingress and egress in forward gear. Whilst the garage does not meet the internal dimension size to be counted as a formal parking space, the site would provide 3 no. parking spaces in addition to the garage which is considered to be acceptable.

Subject to a condition regarding the submission of a Construction Management Plan and the provision of parking prior to first use, the LHA raise no objections to the scheme and the proposal accords with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy. The LHA suggest requesting details of the materials for the parking area, however given this is householder development and the parking area is already existing, this is not considered necessary.

Landscape/Ecology:

The application has been supported by an Arboricultural Constraints Appraisal which does not make any specific recommendations. However, the Countryside Officer has been consulted on the application and they recommend a condition to ensure that all category B1/C1 trees T1 – T5 inclusive identified in the arboricultural constraints appraisal tree survey dated [28/01/26] are protected. This can be secured by condition.

With regards to bats, a bat survey report and method statement has been submitted to assess the potential for impact on protected species. A preliminary bat roost assessment survey was carried out on 22nd July 2025, evidence to suggest use by roosting bats, in the form of droppings adhering to a north facing gable end, was observed. Bat droppings were consistent with a maternity roost of Soprano Pipistrelle bats. An emergence survey on 19th August observed no bats emerging from the building, however given early seasonal warm weather it is considered likely that the roost had dispersed. It was not considered that further emergence survey work was necessary to characterise the roost given the likely absence of bats.

The proposed development risks causing loss of a roost site without suitable mitigation and will require timing of works and a Natural England EPS Mitigation licence to proceed. The LPA as a responsible authority is required to have regard to the ‘three tests’ that must be considered before issuing a license. As the development represents a policy-compliant upgrade to an existing property it is considered to satisfy the public interest test, and it is not considered that a satisfactory alternative exists to achieve the same outcome as such it is considered to satisfy the ‘no reasonable alternatives’ test. The third test is in respect of compensation and mitigation and 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. As such it is considered that the development satisfies the three tests. The proposal should also be implemented in accordance with the Reasonable Avoidance Measures and mitigation included in the bat survey report and method statement document.

It is considered that subject to conditions securing the above, the proposal is considered to accord with Policy DME3 of the Ribble Valley Core Strategy.

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 subject to conditions.

RECOMMENDATION:	That planning consent be granted subject to conditions.
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