


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	16/01/25	Manager:	KH	Date:	16/01/26
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Application Ref:	3/2025/0914			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	14/01/26	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed front and rear dormer extensions and internal layout changes.
Site Address/Location:	21 Mayfair Crescent, Wilpshire, BB1 9PY.

CONSULTATIONS:	Parish/Town Council
A consultation response from Wilpshire Parish Council was received on 20 th December 2025 raising no objection to the application.	

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

CONSULTATIONS:	Additional Representations.
No 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</p> <p>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</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2002/0052: Erection of replacement brick garage (Approved).</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
<p>Site Description and Surrounding Area:</p> <p>The application relates to a semi-detached bungalow dwelling at No.21 Mayfair Crescent, situated at the end of a cul-de-sac. The property comprises brickwork, clay interlocking roof tiles and uPVC windows and doors and benefits from an existing rear box dormer. The site to which the proposal relates is located</p>

within the defined settlement area of Wilpshire and the surrounding area is predominantly residential in character, with the dwellings in the immediate vicinity of the site comprising a mixture of true and dormer bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a replacement rear dormer and new front dormer, along with fenestration alterations to the western gable elevations of the main dwellinghouse.

The proposed front dormer would project 4.7m from the roof slope with a height of 2.8m and length of 6.3m, whilst the rear dormer would project 4.6m from the roof slope with a height of 2.8m and length of 6.3m. Two windows would be featured to the main elevations of both dormers.

With respect to materiality, the dormers would be finished in anthracite grey uPVC cladding and windows, and ivory K-render would be incorporated to all elevations of the main dwellinghouse.

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 dormer would not have a direct interface with any neighbouring habitable room windows and the windows to the rear dormer would provide similar views to those afforded by the existing rear dormer in which the proposal would replace. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. Furthermore, the proposed new window to the western gable elevation of the main dwellinghouse would continue to serve the WC and is shown to be obscurely glazed, therefore mitigating the risk of any overlooking towards No.19 Mayfair Crescent.

Moreover, it is not anticipated that the proposed development would result in any significant degree of overshadowing, loss of outlook or daylight to any nearby residential receptors that would warrant the refusal to grant planning permission.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed box dormers would be significant in size, taking up the majority of the front and rear roof slopes of the dwellinghouse with a height to match the ridge of the main property. Despite this, the proposed dormers would be similar in size to the dormers featured to the adjoined property at No.23 Mayfair Crescent which were granted planning consent in 2021 under application reference 3/2021/0165 and subsequently amended under 3/2021/0529. In addition to this, numerous other properties along Mayfair Crescent also benefit from substantial dormer extensions and with this in mind, it is not considered that the proposal would result in any significant detrimental harm upon the existing visual amenities of the street scene that would warrant the refusal to grant planning permission in this particular instance.

Furthermore, the proposed development would be constructed from anthracite grey uPVC cladding which would be similar in appearance to the roof of the existing dwellinghouse. It is also noted that grey cladded dormers are well established along Mayfair Crescent and therefore the proposed materiality would not

appear anomalous or discordant in this respect. Moreover, no concerns are raised with regards to the fenestration alterations proposed to the western gable of the dwelling, given the resultant visual impact would be negligible.

Accordingly, it is not considered that the proposed works would result in any significant adverse harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways. The Local Highway Authority (LHA) consider the proposed widening of the parking area to be acceptable and will ensure that the development has adequate off-street parking provisions. As such, the LHA does not raise an objection regarding the proposed development and are of the opinion that the proposal will not have a significant impact on highway safety, capacity, or amenity in the immediate vicinity of the site subject to the imposition of conditions with respect to materials and drainage.

Landscape/Ecology:

Bats

The application has been accompanied by a Preliminary Bat Roost Assessment Report, dated 20th November 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 proposal does not risk negative impacts on roosting bats, and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This can be secured via a 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.

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