


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>12/06/26</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>12/06/26</b>
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<b>Application Ref:</b>	3/2025/0919			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	20/03/26	<b>Site Notice:</b>	20/03/26					
<b>Officer:</b>	LW							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed erection of first-floor bedroom extension over single storey structure to side. Raising of rear roof over first-floor lounge to provide additional floor height by the erection of an apex roof. Erection of single-storey extension to rear with lantern roof. Removal of existing front entrance timber gate and installation of 1.8m high electronically operated sliding gate.
<b>Site Address/Location:</b>	Snodworth, Snodworth Road, Langho, BB6 8DS.

<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.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN1: Green Belt  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME1: Protecting Trees & Woodland Policy DME3: Site and Species Protection and Conservation  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>  3/2008/0626: Erection of a single storey unheated garden room to rear of property (Approved).  6/9/2328: Renovations and alterations (Approved).

## **ASSESSMENT OF PROPOSED DEVELOPMENT:**

### **Site Description and Surrounding Area:**

The application site relates to Snodworth, a substantial detached two-storey dwellinghouse situated off Snodworth Road, Langho. The property is constructed in natural stone with a concrete tiled roof and uPVC framed fenestration and occupies a generous residential curtilage. Access is taken directly from Snodworth Road.

Planning permission was previously granted in 2008 (ref: 3/2008/0626) for the erection of a single-storey rear extension; however, this permission does not appear to have been implemented.

The site lies outside of any defined settlement boundary and is located within the designated Green Belt. The surrounding area is typified by sporadic residential development set within large plots, interspersed with agricultural fields, which collectively reinforce the open and rural character of the locality.

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

Planning permission is sought for a series of extensions and alterations to the existing dwellinghouse, comprising:

- The erection of a first-floor extension above the existing single-storey element on the southern elevation;
- The raising of the rear roof slope over the existing first-floor lounge to form a reverse gable;
- The construction of a single storey rear extension incorporating a flat roof with a roof lantern; and
- The replacement of the existing timber entrance gate and installation of a 1.8m high electric sliding gate.

The proposed first-floor extension would measure approximately 5.3m by 5.8m, with an eaves height of 4.8m and a ridge height of 8.3m. It would incorporate one window opening in the front elevation and two window openings to the rear.

The single-storey rear extension would project approximately 3.2m from the rear elevation and measure 5.7m in width. It would feature a flat roof with an overall height of 2.7m, incorporating a centrally positioned roof lantern. Fenestration would consist of bi-fold doors to the rear elevation and full-height windows in both side elevations.

The proposed works would be constructed using materials to match the existing dwelling, including natural stone walling, concrete roof tiles and uPVC framed windows and doors with stone detailing to jambs, heads and cills.

### **Principle of Development:**

The application site is located within the designated Green Belt. As such, Key Statement EN1 of the Ribble Valley Core Strategy and the provisions of Section 13 of the National Planning Policy Framework (NPPF) are directly applicable.

Key Statement EN1 relates solely to development within the defined Green Belt and states that *'the overall extent of the green belt will be maintained to safeguard the surrounding countryside from inappropriate encroachment. The development of new buildings will be limited to the purposes of agriculture, forestry, essential outdoor sport and recreation, cemeteries and for other uses of land which preserve the openness of the green belt, and which do not conflict with the purposes of its designation'*.

Paragraph 154 of the NPPF establishes that the construction of new buildings within the Green Belt is inappropriate development by definition. However, it also identifies a number of exceptions, including the extension or alteration of existing buildings, provided that the resulting development does not represent a disproportionate addition over and above the size of the original building, preserves the openness of the Green Belt, and does not conflict with the purposes of including land within it.

In this context, the key issue is whether the cumulative impact of the proposed extensions would amount to a disproportionate addition when compared to the original dwelling.

The NPPF defines 'original building' as 'a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. Therefore, any extensions built since 1948 cannot be used to justify additional floor space or volume.

A review of historic mapping indicates that the footprint of the application property has remained largely unchanged since 1948, with the exception of a modest greenhouse structure attached to the southern side elevation, which is proposed for removal as part of this application. It is noted that planning permission under application ref: 6/9/2328 was granted for 'renovations and alterations'; however, the approved plans confirm that these works did not result in any increase to the footprint or built volume of the dwelling. Similarly, whilst permission was granted in 2008 (ref: 3/2008/0626) for the erection of a single storey rear extension, this scheme does not appear to have been implemented. On this basis, the existing stone-built dwelling is reasonably considered to represent the 'original building' for the purposes of Green Belt assessment.

Against this baseline, the proposed development would result in an overall increase in volume of approximately 133 cubic metres, representing an increase of around 13% relative to the original dwelling. Whilst there is no defined threshold for what constitutes a disproportionate addition, in this instance, the scale of enlargement is relatively modest and proportionate, and when considered alongside its siting would not result in a material loss of openness or conflict with the purposes of including land within the Green Belt.

Accordingly, the proposed development is not considered to represent a disproportionate addition to the original building and is therefore acceptable in principle, subject to an assessment of the other material planning considerations.

#### **Impact Upon Residential Amenity:**

The proposed first-floor extension is positioned above an existing single-storey element. Given its siting and the separation distances to neighbouring properties, the extension is not considered to give rise to an overbearing impact when viewed from adjacent occupiers, nor would it result in a significant loss of light.

Similarly, the proposed single-storey rear extension would be sufficiently distanced from nearby residential receptors and therefore no concerns about overshadowing or loss of outlook are raised in this respect.

In terms of privacy, the fenestration proposed within the first-floor extensions are orientated primarily to the front and rear elevations. Given the absence of directly overlooking relationships, it is not considered that the development would give rise to any unacceptable loss of privacy. Openings within the single storey extension would provide views solely towards the private amenity spaces associated with the application property and would not introduce any new or harmful overlooking relationships.

Overall, the development would not result in any undue harm to the amenities of neighbouring occupiers. The proposal is therefore considered acceptable in respect to residential amenity.

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

The proposal seeks to introduce a first-floor extension above the existing single-storey element on the southern side of the property. Typically, the Local Planning Authority expects such extensions to be set back from the principal elevation and stepped down from the main ridgeline to ensure a subservient relationship with the primary dwelling. In this instance, however, the proposed extension would align flush with both the front elevation and ridge of the existing two-storey dwelling.

Notwithstanding this, the established built form of the property – characterised by a stepped frontage and varied eaves heights – provides a degree of visual complexity. As such, it is not considered that the absence of a set-back or set-down would result in a visually incongruous or overly dominant addition in this particular instance. Furthermore, the extent of projection from the southern gable would not be significant and would read comfortably within the context of the existing form.

The proposed single storey rear extension is considered acceptable in terms of its size and scale, appearing proportionate and modest relative to the host dwelling. Furthermore, the addition of a reverse gable to the rear would not materially detract from the character or appearance of the existing property.

In terms of materials, the development would utilise natural stone walling, concrete roof tiles, and uPVC framed windows and doors with stone detailing to jambs, heads, and cills, all of which would match the existing dwelling. This would ensure an adequate level of visual integration and minimise the overall impact of the development.

The replacement of the existing 1.3m high timber access gate with a 1.8m high close-boarded electric sliding gate would result in a more prominent feature at the site frontage. However, given its domestic context and set back from the public highway, it is not considered that this would give rise to any significant undue harm to the visual amenity of the area.

Taking the above into account, the proposed development is considered acceptable in terms of visual amenity and external appearance.

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

The proposal has been assessed by Lancashire County Council Highways Authority, who raise no objection to the development.

The proposed replacement of the existing timber gate with a 1.8m high electrically operated sliding gate is not considered to adversely affect highway safety, given that it would be set back an appropriate distance from the carriageway to allow vehicles to be accommodated clear of the highway whilst the gate is in operation.

Overall, the Local Highway Authority is satisfied that the development would not have an unacceptable impact on highway safety, capacity, or parking provision. The proposal is therefore considered acceptable with respect to highway safety and parking.

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

##### Bats

A Preliminary Bat Roost Assessment dated 2<sup>nd</sup> February 2026 was submitted in support of the application. The report identified no evidence of bat use during the initial survey. However, having regard to the building's location, condition, and the surrounding habitat, the structure was assessed as having moderate potential to support bat roosting. Consequently, two emergence surveys were recommended to be undertaken between May and August.

An emergence survey was subsequently carried out on 3<sup>rd</sup> June 2026. No bats were recorded emerging from the building. Recorded activity was limited to a single pass by a Common Pipistrelle commuting from the south of the site, at a time consistent with an individual originating from a more distance roost. On this basis, the presence of a roost of either low or higher conservation value is considered unlikely, and a second emergence survey is not deemed necessary.

Notwithstanding the above, it is considered reasonable to secure precautionary avoidance measures during construction to minimise any residual risk of disturbance to bats. This can be secured by way of an appropriately worded planning condition.

#### Trees

A number of trees are present within the application site. The proposed development is not expected to result in any significant direct impacts on these trees, and no removal are proposed.

Nevertheless, to safeguard their continued health and amenity value, tree protection measuring during construction can be secured via a planning condition.

#### Biodiversity Net Gain

The proposed development is exempt from the requirement to deliver mandatory Biodiversity Net Gain, as it relates to a householder planning application.

#### **Observations/Consideration of Matters Raised/Conclusion:**

As such, it is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

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