


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	03/02/26	Manager:	KH	Date:	04/02/26
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Application Ref:	3/2025/0934			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/01/26	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey rear extension to form dining room and ground floor WC.
Site Address/Location:	38 Mitton Road, Whalley, BB7 9RX.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
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 DME6: Water Management
 Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2021/0895: Proposed loft conversion and detached garage. Resubmission of 3/2021/0573 (Approved).
 3/2021/0573: Proposed two storey rear extension and detached garage (Refused).
 3/2004/0171: Proposed two storey extension to the rear of the dwelling (Approved).
 3/1994/0624: Bedroom and dining room extension (Approved).
 3/1991/0721: Extension to rear (Refused).

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

The application relates to a two-storey mid-terrace dwellinghouse at No.38 Mitton Road, Whalley. The property comprises stone to the front elevation and render to the rear, along with slate roof tiles and uPVC windows and doors. The site to which the proposal relates is located within the defined settlement area of Whalley and part of the site is at risk of surface water flooding. That aside, the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension to form a dining room and ground floor WC.

The proposed extension would project a maximum of 5m from the rear elevation of the application property with a total width of 4.35m and would incorporate a flat roof form with a height of 2.85m. To the rear elevation of the development, a set of glazed double doors and a window opening would be featured, whilst a roof light would also be included to serve the dining room.

With respect to the materiality, the proposal would be finished in render with dark grey uPVC framed openings.

Principle of Development:

The proposal relates to a domestic extension 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 rear elevation would not have a direct interface with any nearby residential receptors, providing views predominantly towards the private amenity space associated with the application property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

The proposed extension would extend beyond the rear wall of the neighbouring property, No.36 Mitton Road by 5m. This neighbour benefits from an existing single storey extension to the rear which does not extend the full width of the house and a ground floor window on the rear elevation which would be located between the side of the proposed extension and the sidewall of the neighbour's extension. A single window and door also serve the neighbouring extension, and both openings would face the side wall of the proposed extension. As such, the proposal would result in some loss of light to these neighbouring windows. However, it is understood that these windows do not serve as the only source of natural light with the ground floor of No.36 Mitton Road benefiting from an open-plan layout with additional openings to the rear of the existing extension and eastern side elevation of the dwelling also serving the space. With this in mind, the loss of light resultant from the proposed development would not warrant the refusal to grant planning permission in this particular instance.

With the above in mind, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

The scheme originally submitted with the application proposed an extension with a maximum projection of nearly 7m. However, in order to ensure the development remained proportionate to the parent dwellinghouse, the rearward projection of the extension was requested to be reduced. Whilst the amended scheme still comprises a sizeable addition, projecting a total of 5m from the rear elevation of the application property with a width extending the full width of the main house, the neighbouring residential properties already benefit from extensions of substantial size and scale and therefore it is not anticipated that the revised scheme would appear overly incongruous or over dominant in this context. The proposal would also be finished in materials to match the external appearance of the existing property, including render and dark grey uPVC windows and doors, ensuring visual integration and further reducing the impact of development.

Furthermore, the proposal would not be afforded a high level of visibility from the public realm, being sited to the rear of the application property and therefore screened from public view by the terraced row of residential properties. As such, no measurable undue harm upon the existing visual amenities of the street scene would be resultant.

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

Highways and Parking:

No highway related issues have been identified. The proposal would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing site access or parking arrangements.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning application.

Other Matters:

Flood Risk

Part of the site is at risk of surface water flooding. A Flood Risk Assessment has been submitted in support of the application which states that the finished floor levels of the extension will be set at or above the existing finished floor levels of the main dwellinghouse. Furthermore, the extension measures approximately 25 m² and therefore any associated impact upon flood risk would be negligible. With this in mind, no significant concerns are raised with respect to flooding.

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.

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