

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

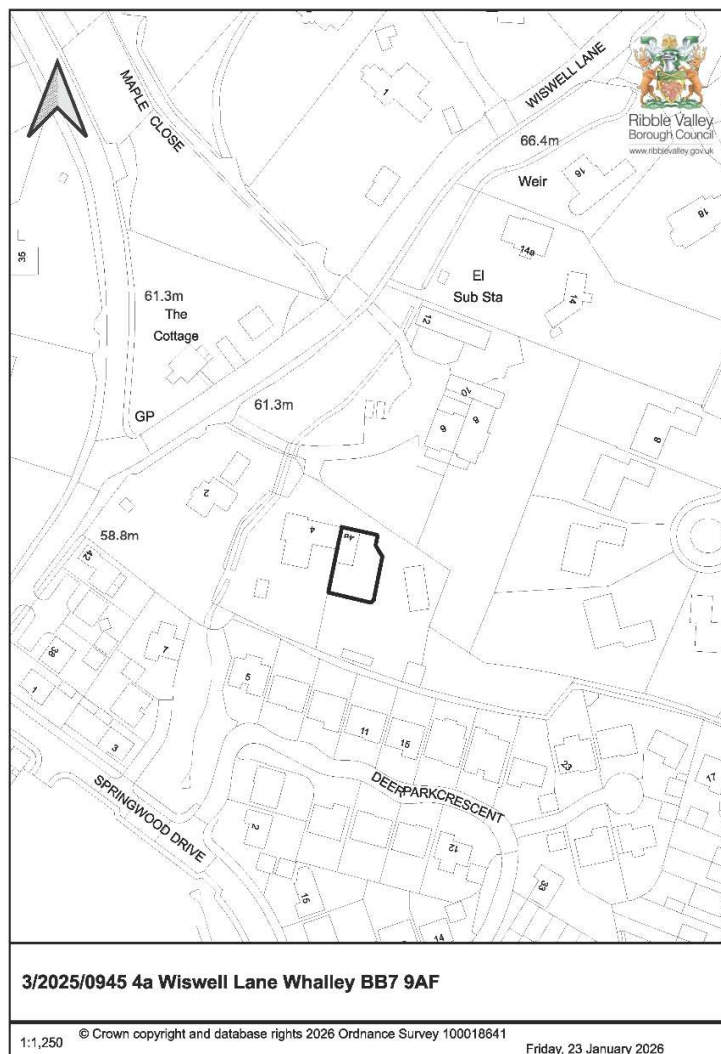
DATE: 12TH MARCH 2026
REF: LW
CHECKED BY: LH

APPLICATION REF: 3/2025/0945

GRID REF: SD 373644 436723

DEVELOPMENT DESCRIPTION:

PROPOSED SINGLE STOREY SIDE AND REAR EXTENSION AT 4A WISWELL LANE,
WHALLEY, BB7 9AF



CONSULTEE RESPONSES/ REPRESENTATIONS MADE:

PARISH COUNCIL:

A consultation response from Whalley Parish Council was received on 19th January 2026. The comments received mainly relate to an ongoing appeal following the refusal of application 3/2024/0851, including as to whether the chalet is still present, whether it will affect parking provision and traffic movement associated with the proposed development and whether this application should be determined prior to the outcome of the appeal.

ADDITIONAL REPRESENTATIONS:

One letter of representation has been received from Councillor Corney raising concerns with respect to the overall development of the land.

1. Site Description and Surrounding Area

- 1.1 The application is being brought to Committee as the applicant is a close relative of a local councillor.
- 1.2 The application relates to a semi-detached bungalow known as No.4a Wiswell Lane. The property was originally granted planning consent as a granny annex in association with No.4 Wiswell Lane in 2006 under application 3/2006/0570. An occupancy condition (condition no.3) was placed on the approval restricting its use to an extended family unit in conjunction with No.4 Wiswell Lane; however, this condition was subsequently removed in 2013 under application 3/2013/0150, thus allowing the property to be used as a separate residential unit.
- 1.3 The proposal site is bounded on all sides by residential built form and associated garden areas, including a single storey timber-clad dwelling that has been erected to the east of the application property without the benefit of planning permission. This adjacent dwelling is currently the subject of an ongoing appeal following the refusal to grant retrospective planning consent under application 3/2024/0851, the refusal of a Lawful Development Certificate under application 3/2025/0074 and the serving of an Enforcement Notice on 3rd April 2025.
- 1.4 The site is accessed off Wiswell Lane by way of a private access track that currently serves a number of other residential properties.

2. Proposed Development for which consent is sought

- 2.1 The application seeks consent for the construction of a single storey side and rear extension. The proposal has been amended since initial submission, including alterations to the footprint, roof design and materiality.
- 2.2 The proposed side extension would project 6.5m from the eastern side elevation of the existing bungalow with a depth of 5.5m. A pitched roof form would be incorporated with an eaves and ridge height of 2.6m and 4.8m respectively. To the front elevation, two windows would be featured, whilst two windows and a door would be included to the rear.

- 2.3 The proposed extension to the rear would have a rearward projection of 2.8m and width of 6m with an eaves and ridge height of approximately 2.7m and 5.1m to match that of the existing property. A set of glazed patio doors would be included to the rear, along with a high-level window.
- 2.4 As part of the overall development, fenestration alterations are also proposed to the eastern elevation of the existing dwellinghouse, along with the construction of a replacement porch following the demolition of the existing porch. The existing chimney is also proposed to be removed and a new roof light installed to the eastern roof pitch of the existing dwelling.
- 2.5 With respect to materiality, the development would be constructed from render, horizontal cladding, slate roof tiles, grey uPVC windows and grey aluminium sliding doors.

3. **Relevant Planning History**

4a Wiswell Lane

Planning Enforcement Notice

Served on 3rd April 2025 for:

- (a) Without planning permission, carried out the erection of an unauthorised dwellinghouse and decking
- (b) Without planning permission, a material change in the use of the land consisting in the unauthorised use of the building as a dwellinghouse and the use of other parts of the land for incidental purposes
(Appeal undetermined)

3/2025/0074: Certificate of Lawfulness for existing dwellinghouse and associated curtilage (garden, driveway and areas of hardstanding) (Refused)

3/2024/0851: Retrospective planning application for the retention of a single dwellinghouse and associated parking, soft and hard landscaping and associated works (Refused and appeal undetermined).

3/2020/0006: Proposed extension and erection of new single storey dwelling to replace existing residential caravan (Approved).

3/2018/1017: Proposed alterations and extension to existing property and erection of a detached garage. Erection of two four-bed detached dwellings with detached double garages. Resubmission of planning application 3/2018/0028 (Refused).

3/2018/0028: Proposed alterations and extension to existing property and erection of a detached garage. Erection of two four-bed detached dwellings with detached double garages (Withdrawn).

3/2017/0556: Application for a lawful development certificate to cover for a change of use of land to residential use (Approved).

3/2013/0150: Application to remove condition no.3 (occupancy) of planning permission 3/2006/0570P to allow greater flexibility of use (Approved).

3/2006/0570: Creation of attached granny annex accommodation and slight adjustment to residential curtilage (Approved).

The below applications relate to 4b Wiswell Lane only

3/2023/0180: Erection of single storey dwelling with solar panels on the roof and air source heat system together with landscaped (patio) areas (amendments to planning permission 3/2021/0991) (Refused).

3/2022/0992: Non-material amendment of 3/2021/0991. Proposed increase in size of the study, still within the overall footprint of the site. Remove skylight in the lounge and replace with obscure window (Refused).

3/2022/0298: Amendment to planning permission 3/2021/0991 to move the garage 1.5m closer to the house and to reduce the width by 600mm (Approved).

3/2021/0991: Revisions to the proposed single storey dwelling of the previously approved application (3/2020/0006), amendments include roof overhang to south facing terrace/walkway and west facing patio. Internal reconfigurations, inclusion of study, amendment to entrance lobby, additional rooflight to living room, solar panels located on the roof and inclusion of air source heat recovery system. The application boundary has been revised to exclude the existing bungalow. The proposal also includes the construction of one double garage (Approved).

4. **Relevant Policies**

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)
National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

5. **Assessment of Proposed Development**

5.1 **Principle of Development:**

5.1.1 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.

5.2 Impact upon Residential Amenity:

- 5.2.1 The openings proposed to the front and rear elevations of the development would provide views predominantly towards private amenity space associated with the application property and therefore no new opportunities for direct overlooking or loss of privacy would be resultant. The fenestration alterations to the eastern elevation of the dwelling would also provide similar views to those already afforded by the existing openings and therefore no concerns are raised in this respect.
- 5.2.2 The existing rear elevation of the application property extends approximately 4.5m beyond the rear elevation of No.4 Wiswell Lane, the neighbouring dwelling adjoined to the western elevation of the application property. The proposed rear extension would project a further 2.8m, resulting in a total rearward projection of 7.3m beyond the rear of No.4 Wiswell Lane.
- 5.2.3 No.4 Wiswell Lane benefits from an existing window opening adjacent to the shared boundary with the application property, which is understood to serve a habitable room, as well as a substantial rear extension towards the western extents of the property. As such, concerns were initially raised with respect to the further rearward extension of the application property and the subsequent loss of light upon the aforementioned neighbouring window.
- 5.2.4 Following discussions with the Agent, the extension has been marginally stepped in from the shared boundary in an attempt to mitigate any resultant impact upon the occupiers of No.4 Wiswell Lane. Whilst a greater offset had been requested, it is acknowledged that the existing built form of the application property is already in breach of a 45-degree line drawn from the centre of the neighbouring window, thus likely already resulting in some loss of light. With this in mind, although the development would still likely result in additional overshadowing and loss of light to No.4 Wiswell Lane, on balance, it is not considered that this would warrant the refusal to grant planning permission for this reason alone.
- 5.2.5 If the currently unlawful single storey timber-clad dwelling that has been erected to the east of the application property were to be allowed on appeal, then it is necessary to assess this potential impact. The proposed development would be sited approximately 10m from this new dwelling at its nearest point and no concerns regarding overlooking or overbearing impacts are raised. An adequate separation distance would also be retained between the proposed development and the residential properties situated to the north and south of the proposal site.
- 5.2.6 Taking account of the above, it is not anticipated that the amended scheme would result in any significant detrimental harm upon the amenities of any neighbouring residents that would warrant the refusal of the application.

5.3 Visual Amenity/External Appearance

- 5.3.1 The scheme originally submitted with the application included a fully clad, flat roof side extension measuring 8m by 5.5m. However, the overall size and design of the proposal was considered to appear unsympathetic and discordant when viewed in context with the existing built form of the application property and neighbouring residential properties.

- 5.3.2 Following discussions with the Agent, the scheme has been amended. The sideward projection of the extension has been reduced to 6.5m, and the previously proposed flat roof has been replaced by a pitched roof. The extent of cladding has also been reduced through the incorporation of render to match the main dwellinghouse.
- 5.3.3 Whilst the development would still comprise a substantial footprint, these amendments have improved the visual relationship between the proposed extension and existing built form of the property and are, on balance, considered adequate to address the aforementioned concerns, particularly given the extension would also be considerably set back from the principal elevation.
- 5.3.4 Notwithstanding the above, it is noted that precise details of the proposed horizontal cladding have not been provided as part of this application. As such, a condition can be attached to any subsequent approval requiring these details to be submitted and approved by the Local Planning Authority prior to its use in order to ensure that the cladding is appropriate to the locality.
- 5.3.5 With respect to the proposed rear extension, this element of the development would not be afforded a high level of visibility from the adjacent public realm. Notwithstanding this, it is not considered that the proposed addition would significantly detract from the existing visual amenities of the property. The extension would comprise a relatively modest footprint and would incorporate an eaves and ridge height to match that of the existing dwelling.
- 5.3.6 The proposed porch and fenestration alterations to the eastern side elevation of the dwelling are also considered acceptable, insofar that the resultant visual impact would be limited.
- 5.3.7 Concerns have been raised with respect to the overdevelopment of the site, particularly when taking into consideration the (unlawful) existing single storey timber-clad dwelling situated to the east of the application property, which is currently the subject of an ongoing appeal. A distance of approximately 10m would be retained between the proposed extension and this adjacent building and the visual separation means they would be viewed as two separate developments. As such, even if an Inspector were to allow this building to remain (i.e. worst-case scenario from a cumulative impact perspective) it is not considered that the construction of the proposed extension would result in overdevelopment of the site.
- 5.3.8 In view of the above, it is not considered that the revised proposed would result in any significant adverse harm to the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission in this particular instance.

5.4 Landscape and Ecology:

- 5.4.1 The application has been accompanied by Bat Survey dated 9th October 2025. The submitted report concludes that the property does not currently or historically provide any roost potential for bats. The construction of the new extension will not impact on any local bat population by removing any roost potential or by disrupting

any potential commute forage routes. As such, it is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

5.4.2 However, due to the presence of high value forage potential in the surrounding area, it is recommended that a Beaumaris bat box be incorporated in the scheme. This can be secured by way of an appropriately worded condition.

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

5.5 Highway Safety and Accessibility

5.5.1 No alterations are proposed to the existing site access or vehicle parking arrangements. The submitted plans show that two on-site parking spaces can be accommodated to the front of the proposed extension on the existing hard surfaced driveway. This is considered acceptable to meet parking standards for a three-bedroom dwellinghouse and therefore no concerns are raised with respect to highway safety and parking. Additionally the proposed extension would not compromise the access arrangements for the adjacent site (4B Wiswell Lane) or for the adjacent dwelling the subject of the ongoing appeal.

6. Observations/Consideration of Matters Raised/Conclusion

6.1 For the reasons outlined above, the application is recommended for approval.

RECOMMENDATION: That the application be APPROVED subject to the imposition of the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in strict accordance with the proposals as detailed on drawings:

Site Location Plan (1:1250)
Proposed Site Plans, Plans and Elevations (dwg no. 7302 – P01 Rev C)

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

3. The materials to be used on the external surfaces of the development as indicated within the application form and on drawing 'Proposed Site Plans, Plans and Elevations' (dwg no. 7302 – P01 Rev C) shall be implemented as indicated.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

4. Notwithstanding the submitted details, precise details of the proposed horizontal cladding shall have been submitted to and approved in writing by the Local Planning Authority before its use in the proposed development. The development shall be carried out in strict accordance with the approved details.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality and respond positively to the inherent character of the area.

5. The installation of a Beaumaris bat box shall be incorporated into the site during the construction stage of the development and made available for use before the development hereby approved is first brought into use and thereafter retained.

REASON: In the interest of biodiversity and to enhance roosting opportunities for species of conservation concerns and to minimise/ mitigate the potential impacts upon protected species resultant from the development.

BACKGROUND PAPERS

[Planning Application - Ribble Valley Borough Council](#)