


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	29/01/26	Manager:	KH	Date:	30/01/26
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0962				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	08/01/26	Site Notice:	08/01/26			
Officer:	LW					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed alterations and extensions including single storey extension to west and southeast.
Site Address/Location:	Braddyll House, Franklin Hill, Brockhall Village, Old Langho, BB6 8HY.

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 DME1: Protecting Trees & Woodland Policy DME3: Site and Species Protection and Conservation Policy DME6: Water Management Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2023/0679: Proposed two storey side extension and external terrace to create additional living accommodation (pursuant to variation of condition 2 (approved plans) of planning permission 3/2022/0838) (Approved). 3/2022/0838: Proposed two storey side extension and external terrace to create additional living accommodation (Approved). 3/2020/0857: Proposed single storey side extension to form summer room (Approved).

3/2020/0712: Proposed two storey side link extension to create additional living accommodation and first floor terrace (Approved).

3/2014/0550: Change public picnic area into private garden. Discharge of condition no.9 – 3/2005/0871 (Refused and allowed on appeal).

3/2005/0871: Proposed demolition and replacement of two dwellings together with alternative dwelling previously approved. Re-submission (Approved).

3/2005/0509: Proposed demolition and replacement of two dwellings together with alternative dwelling previously approved (Withdrawn).

3/2003/1082: Erection of single dwelling house (Approved).

3/2003/1081: Modification of condition to revise date for submission of reserved matters (Approved).

3/2002/0687: Outline application: development of a village hall and laying out of open space. Construction of new footpaths. Laying out of additional open space on land with permission for residential dev (Withdrawn).

3/2002/0693: Modification of condition to revise date for submission of reserved matters (Approved).

3/1999/0202: Outline application for a single dwelling (Approved).

3/1998/0799: Renewal of permission 93/0764 for conversion, extension and alteration for form one dwelling (Approved).

3/1993/0764: Conversion, extension and alterations to form dwellinghouse (Approved).

3/1993/0763: Conversion and extension of existing barn to form dwelling (Approved).

3/1993/0475: Change of use of 2no. residential dwellinghouse use class C2 to use class C3 (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a sizeable detached, two-storey dwellinghouse situated within a substantial plot of land accessed off Franklin Hill, Old Langho. The property comprises brickwork and slate roof tiles and has been substantially extended in the past including a single storey and two-storey addition.

The site to which the proposal relates is located within the Open Countryside, just outside and to the west of the defined settlement area of Brockhall Village. The site is bordered to the south and west by woodland. To the north of the site, is the residential property known as Dinkley Brook Lodge, as well as the Blackburn Rovers Academy.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed single storey extension to both the western and south-eastern extents of the property.

The extension proposed to the south-west of the dwelling would measure 22.5m by 7.5m with a height of 5.3m and would accommodate a swimming pool and gym, with the eastern extension measuring 11.5m

by 7.5m with a height 5.3m and serving as a games room and cinema. Both extensions would adjoin the main body of the dwelling via a linking element and would project southward of the existing rear elevation.

With respect to materiality, the proposal would be finished in brickwork with natural stone detailing and timber boarding, natural slate roof tiles and aluminium framed openings.

Principle of Development:

The proposal relates to domestic extensions 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 proposed development would be sited in excess of 50m from the nearest residential receptor and therefore no measurable undue harm upon the existing amenities of any nearby residents would be resultant.

Visual Amenity/External Appearance:

The proposed development would comprise a substantial footprint; however, taking account of the size/scale of the existing dwellinghouse, the location of the proposal and the size of the curtilage associated with the property, it is not considered that the cumulative level of the development proposed would appear incongruous or over dominant. As such, no concerns are raised in this respect.

Moreover, the development would be constructed from materials which would visually integrate with the external appearance of the existing dwellinghouse, further reducing the impact of development. With the above in mind, it is not considered that the proposed works would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development.

Landscape/Ecology:

Great Wood and Mill Wood Biological Heritage Site lies to the immediate east and southern boundaries. It is not considered that this proposal would result in any undue impacts.

Trees

Tree Preservation Order 7/19/3/1993 lies to the northwest of the site and is sufficient distance away to remain unaffected by the proposed domestic extensions.

The proposal site is bordered to the south and west by an area of woodland. Whilst it is not anticipated that the proposed development would result in any direct harm to nearby trees, a condition has been attached requiring these trees to be protected during the construction phase of the development in order to mitigate the risk of adverse impacts.

BNG

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

The majority of the proposal site is located within Flood Zone 1, with an area of land to the west being within Flood Zone 2. The proposed development would be located entirely within Flood Zone 1 and therefore no significant concerns are raised with respect to floor risk or mitigation.

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.
------------------------	---