


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	27/01/26	Manager:	KH	Date:	27/01/26
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Application Ref:	3/2025/0973				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	09/01/26	Site Notice:	N/A		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Single storey extension to the rear.
Site Address/Location:	18 Parr Way, Longridge, PR3 3DR.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2018/0105: Application for approval of reserved matters following outline planning permission 3/2016/0974 for the erection of 256 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/ wildlife infrastructure (Approved).

3/2016/0974: Residential development including the erection of 275 dwellings, a local neighbourhood centre, access arrangements and associated landscaping/ wildlife infrastructure (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached bungalow dwelling at No.18 Parr Way, Longridge. The property is the result of an outline planning permission granted in 2016 (3/2016/0974) for a new housing development accessed off Preston Road. One of the conditions on the permission removed permitted development rights from the resulting dwellings and therefore any development within the curtilage of the residential properties requires formal planning permission.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension measuring 3m by 3m with a maximum height of 3m.

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 development would provide views predominantly towards the private amenity space associated with the application dwelling and therefore no significant loss of privacy upon nearby residential receptors is expected.

Furthermore, the extension would project 3m from the rear elevation of the application property and along the common boundary with No.16 Parr Way. Given the relatively modest size and scale of the extension, as well as the fact that the development would be sited to the north of this adjoined residential property, it is not considered that the proposal would result in any significant adverse harm by way of overshadowing, loss of daylight or outlook. The development would also remain approximately 9m from No.20 Parr Way and therefore no concerns are raised in this respect.

With the above in mind, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed development would not be afforded a high level of public visibility being sited to the rear of the application property and therefore screened from view by the dwellinghouse itself. Notwithstanding this, the proposal would comprise a relatively modest addition to the dwellinghouse which would appear appropriate in size and scale when read in context with the existing built form. As such, it is not considered that the development would result in any measurable undue harm upon the existing visual amenities of the application property or surrounding area.

Highways and Parking:

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

Landscape/Ecology:

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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