


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	11/02/2026	Manager:	LH	Date:	13/2/26
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Application Ref:	2025/0987			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	05/06/2025	Site Notice:	05/06/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single-storey extension to rear.
Site Address/Location:	4 West View Main Street Grindleton BB7 4RB.

CONSULTATIONS:	Parish/Town Council
Grindleton Parish Council raised no objection.	

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

CONSULTATIONS:	Additional Representations.
One letter of support has been received providing any boundary wall is rebuilt as is and that the wall of the extension does not go beyond the boundary line.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0220: Proposed single-storey extension to rear. (refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application property relates to a terraced property situated within the settlement boundary of Grindleton. The surrounding area is predominantly residential, being typified by varying styles of dwelling. The site is

situated within the Grindleton Conservation Area and falls within the boundary for the Forest of Bowland Area of Outstanding Natural Beauty.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-story infill extension to the rear to accommodate an extended kitchen area.

Impact Upon Residential Amenity:

As per Core Strategy Policy DMG1, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.

Given the application dwelling is a terraced property, careful consideration must be given in regard to residential amenity and the potential impact on the adjoining neighbouring dwellings. The proposed single storey extension is to project 3.61m rearwards at its greatest point and will extend the entire width of the existing dwelling.

The adjoining dwelling to the south has an existing rear extension at the southern side of the property and also benefits from a ground floor habitable window at the northern side of the dwelling on the rear elevation. As a result of this arrangement, there is potential for a degree of light to be lost and a sense of overbearing resultant of the proposal. However, it is recognised that a 3m extension could be erected along the adjoining shared boundary utilising permitted development rights. Given the proposed extension will comprise an 'L' shaped formation, with the extension along this southern boundary measuring 3m in length, comparable to what could be allowed utilising permitted development rights, it is not considered there would be any justified grounds of refusal despite any potential adverse impact.

The neighbouring dwelling to the north has a door opening on the southern side of the dwelling as oppose to a window, meaning there is a separation distance between the development and any habitable window. In addition, the existing extension measures 3.61m along the shared boundary, which is consistent with the proposed development. Therefore, no adverse impact on residential amenity is expected in this respect.

Based on the above observations, it is not considered there would be any adverse impact resultant of the proposal that could warrant refusal in this instance. In respect of the third party observation about rebuilding a boundary wall this would be a private matter.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that "development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature". Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

As the application site lies within the Forest of Bowland National Landscape, consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that: "*The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.*"

The application site is situated within the boundaries of the Grindleton Conservation Area, and so consideration must be given towards the impact the proposal will have on the historic character of the surrounding area. With reference to making decisions on applications for development situated within a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

“...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The Ribble Valley Borough Council Core Strategy also emphasizes the importance that all development within a Conservation Area should *“respect and safeguard the character, appearance and significance of the area”*.

The proposed extension is located at the rear of the application dwelling and is therefore largely out of sight from within the public realm.

In respect to footprint, when assessed against the application dwelling, the extension is considered relative and will not read as an overbearing or prominent addition to the dwelling. The extension will be faced in render with uPVC windows and doors. This is consistent with materials found in the vicinity and will therefore integrate sufficiently into the area.

As such, the proposal does not raise any significant concerns from a visual perspective, nor would it be of harm to the wider conservation area.

Highways and Parking:

No highways safety or amenity concerns identified.

Landscape/Ecology:

Bats

A preliminary bat roost assessment was conducted at the application site on 01.05.2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

BNG

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

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:

That planning consent be approved subject to conditions.