

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	12/05/26	Manager:	LH	Date:	15/5/26
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Application Ref:	3/2025/1003			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	20/01/26	Site Notice:	20/01/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed first floor infill side extension built up off the existing single storey structure. Alterations to the existing single storey porch lean-to roof and first floor roof to adapt the roof forms to pitched roofs. Removal of the existing roof covering and re-roofing with natural slate. Additional associated alterations to include alterations to external windows and doors.
Site Address/Location:	Goose Hillock Cottage, Park Gate Row, Copster Green, BB1 9ET.

CONSULTATIONS:	Parish/Town Council
A consultation response from Salesbury Parish Council was received on 2 nd February 2026 raising no objection to the development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising concerns with respect to the loss of the building's historic character.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>No planning history.</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse known as Goose Hillock Cottage, accessed of Park Gate Row, Copster Green. The property comprises stone and render to the external elevations, slate roof tiles and timber windows and doors and benefits from an existing flat roof two-storey rear outrigger, front and rear porch and integral single storey structure to the south-eastern gable elevation.

The site to which the proposal relates is located just outside the defined settlement area of Copster Green and on land which benefits from an Open Countryside designation. A Public Right of Way passes to the north-eastern front and north-western side boundary of the site.

Proposed Development for which consent is sought:

Consent is sought for the construction of a first-floor extension above the existing single storey element to the south-eastern side elevation of the property, together with alterations to the roof of the existing single storey front porch and two-storey rear outrigger, removal of existing roof covering and re-roofing with natural slate and fenestration alterations.

The proposed first floor extension would project 5.16m from the south-eastern gable elevation of the application property with a depth of 8.1m and would incorporate a pitched roof design with a maximum eaves and ridge height of 4.55m and 6.4m respectively. To the front and side elevation, 1no. window would be featured.

Principle of Development:

The proposal relates to a domestic extension and alterations 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 first-floor extension and fenestration alterations to the existing dwellinghouse would not provide any new opportunities for direct overlooking or loss of privacy to any nearby residential receptors and therefore no concerns are raised in this respect.

The proposed development would also remain in excess of 35m from the nearest residential receptor and therefore it is not anticipated that any measurable undue harm by way of overshadowing, loss of outlook or daylight would be resultant.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The application property occupies a visually prominent position along Park Gate Row and therefore the proposed development would have a clear visual impact. Notwithstanding this, the proposed first floor extension would be adequately set back from the principal elevation of the dwellinghouse and set down from the main ridgeline so as to ensure that the extension clearly reads as a subservient addition to the primary building. The degree of projection to the side of the property would also not be so significant to raise any concerns, insofar that the size and scale of the extension would remain in proportion with the existing built form of the dwellinghouse. In this respect, it is not considered that the proposed development would appear an overtly dominant or incongruous addition to the application property or surrounding area in this particular instance.

The proposed alterations to the roof of the existing two-storey, flat roof rear outrigger and single storey, lean-to front porch to incorporate a pitched roof, re-roofing of the main property with natural slate and fenestration alterations are also considered acceptable, insofar that the resulting visual impact would be limited. The works to the rear outrigger would not be afforded a high level of visibility from the adjacent public realm, being largely screened by the dwellinghouse itself, and would arguably improve the external appearance of the property with the proposed pitched roof appearing more in keeping with the main dwellinghouse than the existing flat roof. The altered front porch, although visible from Park Gate Row, would also remain in keeping with the application property and surrounding area.

Furthermore, the development would utilise materials to match the external appearance of the existing property and nearby dwellings, ensuring visual integration and further reducing the impact of development.

It is noted that concerns have been raised with respect to the proposed works resulting in the loss of the property's historic character. However, the application property is not a Listed Building, nor is it located within a designated Conservation Area. Moreover, it is not considered that the proposed works would not result in any significant detrimental harm to the existing visual amenities of dwellinghouse for the reasons outlined above.

With the above in mind, the development is considered acceptable with regards to visual amenity and external appearance.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposal. The development is therefore considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

Bats

A Preliminary Bat Roost Assessment Report was submitted with the application dated 22nd December 2025. The report concluded that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat were taken into consideration, the building was assessed as offering low bat roost potential.

However, the property is located close to two previous Natural England EPS Mitigation licence locations and previous surveys have noted bats commuting from the general direction of the property. Given the combination of previous observations of bat activity in the area, proximity to granted EPS Mitigation licenses and the low potential for roosting bats it was recommended that a single emergence survey be carried out to confirm presence/ absence of roosting bats.

An updated Report has been received dated 11th May 2026. An emergence survey was carried out on 6th May 2025; no bats were observed to emerge from the building and only a low level of Common Pipistrelle foraging activity was recorded along the woodland edge of the garden and along the front lane. In view of this, a Natural England EPS Mitigation licence is not considered necessary in this instance.

A Precautionary Method Statement and Reasonable Avoidance Measures have been included in Report. The measures outlined in this section of the Report can be secured via a condition.

BNG

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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