


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>01/04/2026</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>02/04/26</b>
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<b>Application Ref:</b>	2025/1007			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	24/02/2026	<b>Site Notice:</b>	24/02/2026	
<b>Officer:</b>	EP			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed conversion of the existing dormer bungalow into a two-storey dwelling by removing the current roof, raising the walls and constructing a new roof to create a larger, full first-floor level. Erection of a single-storey side extension at the back of the property, demolition of the existing conservatory and replacement with an orangery. Construction of an extended front entrance.
<b>Site Address/Location:</b>	1 The Acres Barrow Clitheroe BB7 9BH.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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)
<b>Relevant Planning History:</b>  No recent planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>

The application relates to a detached bungalow property in Barrow. The surrounding area is predominantly residential in nature and is typified of varying styles of dwelling. The application site itself does not benefit from any specific designations.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of additional storey to accommodate first-floor living space at the dwelling. The application also involves the erection of a single-storey rear extension and fenestration alterations.

**Impact Upon Residential Amenity:**

The application site has two immediately adjacent neighbours known as No.9 Willows Drive and No.3 The Acres. The proposed additional storey will sit above the existing footprint of the dwelling; therefore, no two-storey development will extend beyond the existing rear or principal elevation of the dwelling. In addition, the overall height increase is modest measuring a maximum 1.15m above the existing ridge of the application dwelling. Both neighbouring properties are already two-storey in nature and as such the application dwelling will not be substantially taller than either property. As a result, there will be no loss of light or sense of overbearing created resultant in this respect.

The proposed single-storey rear extension is modest in footprint. Given the application property and its neighbours sit within substantial plots, there is a reasonable separation distance between the development and neighbouring properties to mitigate any adverse impact. Furthermore, there are no new windows proposed in either side elevation of the development and as such, no loss of privacy is expected resultant.

**Visual Amenity/External Appearance:**

The application dwelling is positioned on a cul-de-sac set away from the main highway known as Whiteacres Lane. Given this positioning, and the existence of substantial vegetation between the properties on The Acres and Whitecare Lane, the property does not host a highly prominent position within the street scene. Nonetheless, the development should still reflect the character of the area.

The existing dwelling is a bungalow style dwelling, with a series of dormer extensions to accommodate living within the first floor. The proposed development involves the creation of a full first floor by virtue of an additional storey. The additional storey will benefit from a traditional pitched roof and will have a maximum height of 7.85m. Therefore, despite the creation of an additional storey, the increased height is only 1.15m greater when compared with the existing dwelling. Given the nature of the topography at the site, paired with the relatively modest height increase, the dwelling will not appear substantially taller than its neighbouring dwellings and will therefore not appear dominant within the street scene.

In respect of design, the overall appearance of the development is more contemporary in nature when compared with the existing bungalow. The dwelling will benefit from a two-storey reverse gable porch with single-storey oak canopy. Whilst the proposed two-storey reverse gable projection is a prominent addition, it adds an element of architectural interest on what would otherwise be a blank principal elevation. In addition, there is an existing outward projection on the existing dwelling, this element is simply a continuation of this existing projection. The dwelling will be faced in render and stone with uPVC windows and doors. Whilst this is not completely consistent with the application dwelling, these are materials found commonly in the vicinity. Furthermore, there is no defined sense of uniformity within the existing streetscape, with varying styles of dwelling found in the area. Some of which are more contemporary in design, similar to that the proposed development.

The proposed single storey rear extension will be completely screened from view from within the public realm. Nonetheless, the overall footprint is modest when compared with the existing dwelling and taking into

consideration the demolition of the existing conservatory which it will replace. As such, the rear extension will remain subservient to the host dwelling.

As such, based on the above assessment and taking into consideration the lack of defined uniformity within the existing street scene it is not considered the development will appear out of character once developed.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raised no objection on highway safety grounds.

**Landscape/Ecology:**

A bat assessment report has been submitted with the application, conducted on 21/01/2026. It identified that there are no potential roost features at the dwelling, nor was any evidence of bats discovered, as such no further action is required in this respect.

The development is exempt from achieving the required BNG 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 approval.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.