

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	20/03/2026	Manager:	KH	Date:	20/03/26
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Application Ref:	2026/0002				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/02/2026	Site Notice:	24/02/2026		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed single-storey rear extension, alterations to the front porch and adjacent roofs and two-storey side extension above the existing garage.
Site Address/Location:	10 Pinder Close Waddington BB7 3LF.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments 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: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property in Waddington. The surrounding area is predominantly residential in nature, and the application site itself does not benefit from any specific designations.
Proposed Development for which consent is sought:

The application seeks consent for the construction of a single storey rear extension following demolition of the existing conservatory to accommodate extended living space. In addition, there is a first-floor infill extension above the existing garage to enable an increase in bedroom size. Lastly, the application seeks consent for the demolition of the existing flat roof porch and replacement with a pitched roof porch and the addition of a sloping pitched roof to the existing flat roof outrigger across the entire front elevation.

Impact Upon Residential Amenity:

The application dwelling has two adjacent neighbouring properties known as No.9 and No.11 Pinder Close. Given the scale of the application sites curtilage, paired with the orientation of the application dwelling and its immediate neighbours within their plots, there will be no adverse impact caused resultant of the proposed development. There is sufficient distance between the development and neighbouring properties to mitigate any impact in respect of overbearing or loss of light.

Visual Amenity/External Appearance:

The application property fronts Pinder Close, at the end of the cul-de-sac and as a result hosts a readily visible position from within the public realm. As such, careful consideration must be given into the impact of the proposal on the character of the area.

The proposed single-storey rear extension, given the location to the rear of the site, will not be visible. Nonetheless, the extension is modest, measuring 3.6m in length and measuring the width of the existing house, with a sloping roof pitch. This is a modest extension to the host dwelling and will remain subservient, despite the screened location.

A modest infill extension at first floor, above the existing garage is proposed. This extension will sit flush with the remainder of the dwelling with the roof pitch matching that of the main dwelling. Typically, two-storey side extensions require a set-back from the principal building line of the host dwelling. However, in this instance, given the extension is a modest infill extension with a narrow width, a setback would likely appear incongruous. Given the nature of the development found within the existing street scene, with no defined sense of uniformity amongst the dwellings, and similar flush first floor development visible, the extension will not appear out of character.

The existing flat roof porch will be demolished to accommodate a pitched roof porch which will be accompanied by a sloping pitched roof feature to replace the existing flat roof on the principal outrigger running the width of the dwelling. This element adds a degree of architectural interest to the property. The proposed porch is modest and will remain subservient to the host dwelling. There are various styles of forward projection found within the immediate street scene, as such the proposal will integrate sufficiently into the area.

In respect of materials the elevations will comprise a mixture of brickwork, stone and render which is consistent with the existing dwelling and those found in the vicinity, along with uPVC windows and doors. As such, the development will integrate sufficiently into the street scene and wider area and does not raise any concerns in respect to visual amenity.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to the submission of a construction management plan. Given the nature of the development, being modest householder alterations, it is not considered it is justified to request said management plan. The application site has a large driveway/curtilage and space for deliveries.

Landscape/Ecology:

Biodiversity.

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 15th and 16th Jan 2026. The survey concluded that no evidence of bats was recorded, and the building offers low roosting potential.

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.