


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	11/03/26	Manager:	KH	Date:	11/03/26
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Application Ref:	3/2026/0005			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	28/01/26	Site Notice:	N/A					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey extension to rear following demolition of existing conservatory.
Site Address/Location:	6 Redwood Drive, Longridge, PR3 3HA.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

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 National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached two-storey dwellinghouse at No.6 Redwood Drive, Longridge. The property comprises brickwork and render to the walls, concrete roof tiles and white uPVC framed openings and benefits from an existing integral garage and conservatory to the rear. The site to which the proposal relates is located within the defined settlement of Longridge and benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing conservatory and construction of a single storey rear extension measuring 4m by 3.5m. The proposed extension would incorporate a pitched roof form with an eaves and ridge height of 2.6m and 3.4m respectively and glazed openings to both the southern side and western rear elevation.

With respect to materiality, the proposal would be constructed from brickwork, render, concrete roof tiles and uPVC/ composite openings.

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 extension would provide similar views to those afforded by the existing conservatory in which it would replace and predominantly towards the private amenity space associated with the application property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

The proposed extension would project 4m from the rear elevation of the application property and adjacent to the common boundary with No.8 Redwood Drive. However, the proposal would be sited on a similar footprint to that of the existing conservatory and therefore it is not anticipated that the development would result in any significant degree of overshadowing, loss of outlook or daylight upon the occupants of No.8 Redwood Drive that would warrant the refusal to grant planning permission in this particular instance. A separation distance of approximately 6m would also be retained between the proposed extension and common boundary with No.4 Redwood Drive and therefore no concerns are raised in this respect.

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

Visual Amenity/External Appearance:

The proposed extension would not be afforded a high level of visibility from the public realm being screened from view by the dwellinghouse itself. Notwithstanding this, the proposal would appear appropriate in size, scale and design when viewed in context with the existing built form of the dwelling. The extension would also be finished in materials to match the existing property, ensuring visual integration and further reducing the impact of development.

Accordingly, it is not considered that the proposed works would result in any measurable undue harm upon the existing visual amenities of the immediate or wider locality.

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, it is 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.
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