


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>28/04/26</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>28.4.26</b>
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<b>Application Ref:</b>	3/2026/0007			 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>
<b>Date Inspected:</b>	26/03/26	<b>Site Notice:</b>	26/03/26	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed loft conversion including raising of ridge height, installation of front dormer, and first floor balcony.
<b>Site Address/Location:</b>	Kemple Side, Clitheroe Road, Knowle Green, PR3 2YS.

<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 objection subject to conditions.

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

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
 Key Statement DS2: Sustainable Development  
 Key Statement EN2: Landscape

Policy DMG1: General Considerations  
 Policy DMG2: Strategic Considerations  
 Policy DMG3: Transport & Mobility  
 Policy DME1: Protecting Trees & Woodland  
 Policy DME3: Site and Species Protection and Conservation  
 Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2023/0971: Proposed single storey garage. Resubmission of 3/2023/0535 (Approved).

3/2023/0535: Proposed two storey detached building incorporating garage at ground floor and storage/garden room above (Refused).

3/2012/0339: Proposed demolition of existing stone clad single storey extension to gable side of building and rebuild of same to current standards and to include a first-floor dormer (Approved).

## **ASSESSMENT OF PROPOSED DEVELOPMENT:**

### **Site Description and Surrounding Area:**

The application relates to a detached bungalow property situated to the northern side of Clitheroe Road. The site to which the application relates is located outside of any defined settlement area and within the Forest of Bowland National Landscape. The surrounding area is predominantly rural in character, comprising open agricultural fields and small clusters of dwellings and farmsteads.

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

Consent is sought a proposed loft conversion, including the raising of the existing ridge height by approximately 0.3m and construction of a front dormer extension and first floor balcony.

The proposed dormer would project approximately 5.4m from the front roof slope of the application dwelling with a length and height of 9.9m and 2.5m respectively. To the front elevation, a set of double doors would be included opening onto the proposed first floor balcony.

Ground floor fenestration alterations are also proposed, including the relocation of the existing front access door and the blocking up of 1no. window to the western facing gable elevation. A new roof light is also proposed to the front roof slope of the dwelling.

With respect to materiality, the development would be constructed from stonework, timber truss, blue slate roof tiles and uPVC framed openings.

### **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 proposed front dormer extension and first floor balcony would not have any direct interface with any nearby residential properties, providing views solely towards the open agricultural fields located to the south of the proposal site on the opposite side of Clitheroe Road. The ground floor fenestration alterations would also result in no significant loss of privacy to neighbouring residential properties and therefore no concerns are raised in this respect.

It is also not considered that the proposed increased ridge height or front dormer extension would result in any undue impact by way of overshadowing, loss of outlook or daylight, given the development would be adequately distanced from nearby residential receptors.

Accordingly, the proposal is considered acceptable with respect to impact upon residential amenity.

### **Visual Amenity/External Appearance:**

The proposed works would be directed to the front of the application property and whilst the proposal site is screened by vegetation along the front boundary, the development would be partially visible from the public highway.

Notwithstanding this, it is not considered that the proposal would result in any detrimental impact upon the existing visual amenities of the immediate locality or wider National Landscape. The proposed front dormer and first floor balcony would appear appropriate in size, scale and design when viewed in context with the existing built form of the property and the proposed materiality would visually integrate with the external facing materials featured to the primary dwellinghouse. As such, no concerns are raised with respect to visual amenity and external appearance.

#### **Highways and Parking:**

The application has been subject to review by Lancashire County Council Highways, and no objections have been raised.

The Local Highway Authority have requested the imposition of a condition requiring the submission of a construction management plan prior to the commencement of development. However, given the application is for a relatively small-scale domestic extension and the property benefits from off-street parking, the Local Planning Authority do not consider this to be necessary in this particular instance.

#### **Landscape/Ecology:**

##### Bats

A Preliminary Roost Assessment has been submitted in support of the development, dated 3<sup>rd</sup> March 2026. The Assessment concludes that as the dwelling is considered to offer negligible bat roost suitability, no further survey work or mitigation is required at this time.

##### Trees

It is noted that there are a number of trees within and adjacent to the proposal site. Whilst it is not anticipated that the proposed development would result in any direct impact upon these trees, tree protection measures should be incorporated throughout the construction phase of the development in order to mitigate the risk of any adverse impacts. This can be secured via a condition.

##### Biodiversity Net Gain

The development is exempt from the mandatory Biodiversity Net Gain requirements as it falls under 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.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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