


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:		Manager:	KH	Date:	18/03/26
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Application Ref:	3/2026/0018			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	29/01/26	Site Notice:	29/01/26					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey extension and alterations to existing side elevation.
Site Address/Location:	12 Kingsmill Avenue, Whalley, BB7 9PG.

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 Policy DMH5: Residential and Curtilage Extensions 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 two-storey semi-detached dwellinghouse at No.12 Kingsmill Avenue, Whalley. The property comprises brickwork, concrete tiles and uPVC framed openings and benefits from an existing single storey lean-to to the south-western elevation and detached shed. The site to which the proposal relates is located outside of any defined settlement limits and on land which benefits from an Open Countryside designation.

Proposed Development for which consent is sought:

The proposal relates to the construction of a single storey rear extension and alterations to the existing single storey lean-to.

The proposed rear extension would project a maximum of 4m from the rear elevation of the existing dwellinghouse and would extend a total width of 8.9m. A flat roof form would be incorporated measuring 3.1m in height and glazed patio doors would be included to the rear, along with a single utility door to the south-western side elevation. With respect to materiality, the extension is proposed to be constructed from composite vertical dark stained timber effect cladding and uPVC or aluminium framed windows/ doors.

The changes proposed to the existing lean-to would comprise the construction of a new parapet wall to the rear, measuring 3.7m in height, and fenestrations alterations to the south-western side elevation including the insertion of 2no. new rooflights.

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 glazed patio doors proposed to the rear of the extension would not have a direct interface with any nearby residential receptors and would predominantly provide views towards the private amenity space associated with the application property, as well as the open field which borders the site to the rear. The new openings proposed to the south-western side elevation of the existing lean-to would also provide similar views to those afforded by the existing openings and therefore no concerns are raised in this respect.

The proposed extension would project 4m from the rear elevation of the application property and along the shared boundary with No.10 Kingsmill Avenue. No.10 Kingsmill Avenue does benefit from an existing opening to its rear elevation, adjacent to the common boundary. Despite this, following discussions with the Agent, it is understood that this neighbouring opening is a secondary opening with the bay window featured to the principal elevation of No.10 Kingsmill Avenue also serving the internal space. As such, the opening to the rear elevation does not form the sole source of natural light. The rear elevations of the adjoined pair of semi-detached properties also face north, with the proposed single storey extension being sited to the west of No.10 Kingsmill Avenue. In this respect, any resultant loss of light would be limited to the later hours of the day and therefore it is not considered that the proposed development would cause any significant detrimental harm upon the existing amenities of No.10 Kingsmill Avenue that would warrant the refusal to grant planning permission in this particular instance and no objections have been received.

Furthermore, no concerns are raised with the respect to No.14 Kingsmill Avenue. The proposed extension would be sited approximately 2.5m from the common boundary with this adjacent residential property and would be adequately screened by existing built form.

Taking account of the above, the proposed development 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 adjacent public realm, being sited to the rear of the application property and therefore screened by the dwellinghouse itself. Notwithstanding this, the proposal would appear appropriate in size and scale when read in context with the existing built form of the property and would not read as an overly incongruous or over dominant addition to the proposal site.

It is noted that the extension would be finished in composite vertical dark stained timber effect cladding which would not match the external facing materials featured to the existing dwellinghouse. However, given the development would not be publicly viewable, it is not considered that the use of composite cladding would result in any significant adverse harm upon the existing visual amenities of the street scene or wider surroundings. In addition to this, the existing property is not of any significant visual or architectural merit and therefore it is not considered that the incorporation of a relatively modest, contemporary addition to the rear of the dwellinghouse would result in any significant detrimental harm to the external appearance or visual amenities of the property itself so as to warrant the refusal of the application for this reason alone. Taking account of the above, the proposed extension is, on balance, considered acceptable with respect to visual amenity and external appearance.

The alterations proposed to the existing lean-to structure are also considered acceptable, insofar that the resultant visual impact would be minimal.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development.

Landscape/Ecology:

The proposal would involve work affecting the roof of the existing single storey lean-to and has been accompanied by a copy of an email correspondence from a Principal Ecologist on behalf of Knight Sky Ecology. The correspondence confirms that following a review of the available site photographs and the proposed plans, it is considered that the likelihood of the existing side extension supporting a bat roost to be negligible. On this basis, the Ecologist does not consider that a formal bat survey and accompanying report is required in this particular instance as the risk of encountering a bat roost and triggering the legal protections afforded to bats is negligible.

The development is also 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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