


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	07/04/2026	Manager:	KH	Date:	07/04/26
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Application Ref:	2026/0023			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	24/02/2026	Site Notice:	24/02/2026					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Single-storey extensions to side and rear. Construction of a detached double garage.
Site Address/Location:	Austin House Slaidburn Road Waddington BB7 3JQ.

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 Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2019/0923: Single-storey and two-storey extensions to rear. Construction of detached garage with storage in the roof space. (Approved, not implemented) 3/2017/0316: Change of use of agricultural land to extend residential curtilage. (Approved)

3/2012/0736: Proposed conversion of integral garage into a habitable room and formation of entrance door. Improved vehicular access. Re-submission application of refused application 3/2012/0438P and withdrawn application 3/2012/0604. (Approved)

3/2012/0435: Proposed conversion of integral garage into a habitable room and formation of entrance door with overhead canopy.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Austin House, Slaidburn Road, Waddington. The property is a residential dwelling located on the southern side of Slaidburn Road, being located both within the Forest of Bowland National Landscape (AONB) and the defined Waddington Conservation Area. The dwelling forms part of ribbon development that extends in a north-westerly direction out of Waddington with the surrounding buildings being of a predominantly residential character.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey rear extension and single storey side extension to accommodate extended living space. In addition, consent is sought for the construction of a detached garage.

Impact upon Character/appearance of Conservations Area and Visual Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states: 'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

In relation to the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy stimulates that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

Ribble Valley Core Strategy DME4 states that 'proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance'.

Whilst the application dwelling is of more contemporary construction, it is within the Waddington Conservation Area and therefore consideration must be given in respect to impact of the character of the area. In addition, the site is within the designated National Landscape and therefore consideration must be given in regard to the openness and landscape character of the area.

The proposed single storey side extension is modest in footprint measuring 4.38m by 5.44m with an eaves and ridge height of 4.35m and 4.85m respectively. The extension will be set behind the principle and rear building lines of the main dwelling and will therefore remain entirely subservient to the host dwelling.

The proposed rear extension will extend the entire width of the existing dwelling and will project 3.35m rearwards at its greatest point and 2.7m at its shortest. The extension will feature a reverse gable projection with a pitched roof as well as sloping roof form. The overall footprint of the extrusion is modest and will not appear as an over dominant addition to the dwelling.

The detached garage structure will be located to the southwestern extents of the residential curtilage and will measure 6.5m by 7.1m in length and width. The eaves and ridge height will measure 2.4m by 4.4m respectively. Whilst the garage is slightly larger than a typical double garage, given the structure is set away from the adjacent highway and behind the bulk of the main dwelling, it won't appear dominant within the curtilage or wider street scene. A greater separation distance between the garage and dwelling was sought so that the overall development didn't appear bulky and incoherent. As such, the footprint has been altered slightly alongside a small reduction of 250mm between the garage building and site boundary. Whilst a greater separation distance would have achieved a better design, it is not considered that on balance the scheme would be of significant harm to the character of the conservation area or wider national landscape, following the minor alterations, to a degree that would warrant refusal.

In respect of materials, both extensions and the garage will be constructed using coursed stone to the elevations with natural stone heads and sills, a natural stone roof profile and uPVC doors and windows. This is consistent with the application dwelling and are materials that a considered acceptable within this sensitive location.

Impact Upon Residential Amenity:

The application dwelling is sited within the substantial curtilage and as such the proposed side and rear extensions are a sufficient distance from neighbouring receptors to mitigate any loss of light or overbearing impact.

The proposed detached garage is sited in close proximity to the adjoining shared boundary with the neighbouring dwelling known as The Vicarage. The existing site benefits from a substantial boundary wall which will provide sufficient screening of the proposed garage and mitigate and direct impact.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to condition relating to the construction and use of the garage and parking facilities.

Landscape/Ecology:

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

A preliminary bat roost assessment has been submitted with the application dated 08.12.2026. The assessment concludes that no evidence of bats was recorded and the building offers negligible 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 approved subject to conditions.