


Report to be read in conjunction with the Decision Notice.								
<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>20/03/26</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>20.3.26</b>

<b>Application Ref:</b>	3/2026/0043			 Ribble Valley Borough Council  www.ribbonvalley.gov.uk
<b>Date Inspected:</b>	10/02/26	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed demolition of existing rear lean-to extension and construction of rear single-storey flat-roof extension.
<b>Site Address/Location:</b>	7 Springdale Road, Langho, BB6 8ER.

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

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

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy  Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p> <p><b>Relevant Planning History:</b></p> <p>No relevant planning history.</p>

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<p><b>Site Description and Surrounding Area:</b></p> <p>The application relates to a semi-detached bungalow dwelling at No.7 Springdale Road, Langho. The property comprises brickwork and render with concrete roof tiles and uPVC windows and doors and benefits from an existing conservatory to the rear and detached single garage. The site to which the proposal relates is located within the defined settlement area of Langho and benefits from no other designations or constraints.</p>

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

Consent is sought for the proposed demolition of the existing rear conservatory and construction of a single storey rear extension.

The proposed extension would project 2.5m from the rear elevation of the application property with a width of 3m and would incorporate a flat roof form measuring 2.3m in height. To the rear elevation, 1no. window would be featured, along with a personnel door to the northern side elevation. The development would be finished in render with uPVC framed 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 would be resultant.

The proposal would also comprise a modest addition to the existing built form of the property and would be sited on a similar footprint to that of the existing conservatory. The development would therefore result in no measurable undue harm to nearby residential receptors by way of overshadowing, loss of outlook or daylight.

Accordingly, 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 public visibility, being sited to the rear of the application property and therefore screened from view by the dwellinghouse itself. Notwithstanding this, the extension would comprise a modest size, scale and design and would appear wholly sympathetic to the existing built form of the property. With this in mind, no concerns are raised with respect to impact upon visual amenity or external appearance.

**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.

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