


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	10/04/26	Manager:	LH	Date:	13/4/26
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Application Ref:	3/2026/0051			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	30/03/2026	Site Notice:	N/A					
Officer:	AR							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed part demolition of existing conservatory to provide a single storey rear extension.
Site Address/Location:	3 Lyndale Close Wilpshire BB1 9LX

CONSULTATIONS:	Parish/Town Council
Wilpshire Parish Council have no objections to the above application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
None 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: 03/0114 – Conservatory to rear of house (Approved). 98/0319 – Erection of extension to form utility room, garage and porch (Approved). 6/9/926 – Erection of 8 semi-detached houses (Approved). Built in 1958.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a two-storey semi-detached dwelling house known as 3 Lyndale Close, located within the defined settlement area of Wilpshire. The property comprises brickwork and render to the external elevations, concrete roof tiles, and white UPVC windows and doors, and benefits from an existing one-storey wrap-around extension, a conservatory, and a detached shed.

Proposed Development for which consent is sought:

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

The proposed extension would project 3.2m from the rear elevation of the main two-storey dwellinghouse with a width of 6.7m and an eaves and ridge height of 2.1m and 3.4m respectively. A large element of glazing would be featured on the rear elevation, with 1 full-height window and 3 half-height windows, 2 sets of doors, and 3 rooflights.

With respect to materiality, the proposal would be finished in brickwork, concrete roof tiles, and white UPVC windows and doors.

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 application property is a semi-detached dwellinghouse, adjoined to the east by a residential dwelling known as 4 Lyndale Close. The proposed extension would project 3.2m along the common boundary with Amber Lea, with its adjoined dwelling benefiting from a rear single-storey extension, adjacent to the boundary with the application property.

It is noted that the application property already benefits from an existing Edwardian-style conservatory, which extends approximately 3.2m along the shared boundary and has a width of 3.9m, with an eaves height of 2.1m and a ridge height of 2.6m, built under application 03/0114. The dwellinghouse also benefits from an existing wrap-around single-storey extension along the north, south and west elevations built under application 98/0319, with eaves and ridge heights of 2.2m and 3.6m, respectively. Given both extensions' proximity to the neighbouring windows of no. 2 and no.4 Lyndale Close, it is likely that the neighbouring occupiers already experience some loss of light as a result of the existing additions.

However, the proposed development would replace the existing conservatory with a lean-to extension measuring 3.2m in length and 6.7m in width, with eaves and ridge heights of 2.1m and 3.4m, respectively. Therefore, the existing conservatory's floor space would increase from approximately 12.48 m² to 21.44 m², a nominal difference. As such, there is limited harm resulting from the development, by way of overshadowing and loss of light on the neighbouring properties.

Whilst the number of windows and rooflights on the proposed lean-to extension could be described as excessive, there are no windows on the north-east side elevation that would overlook No. 4 Lyndale Close; therefore, it is not anticipated that any adverse harm by way of overlooking, loss of outlook or daylight would be resultant.

Furthermore, no concerns are raised regarding the neighbouring property at 32 Sunnyside Avenue. The extension would be adequately set back from the shared boundary, and whilst the proposed openings to the south-facing rear elevation would face towards 32 Sunnyside Avenue, the development would be adequately screened by existing built form. The proposed windows would thus provide views

predominantly within the private amenity space associated with the application property, and therefore, it is not anticipated that any significant adverse harm by loss of overlook would occur.

Taking account of the above, the development complies with Policy DMG1 and is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed extension is the same length (3.2 m) as the existing rear extension; however, it would be 6.7 m wide, compared to the existing 3.9 m. Due to the proposed extension being sited to the rear of the property and therefore screened from view by the application property itself, this increase in width would not be afforded a high level of visibility from the adjacent public realm. As such, the proposals' impact upon the visual amenities of the street scene would be negligible.

With respect to materiality, the proposed single-storey rear extension would comprise brickwork and concrete roof tiles, with white UPVC windows and doors to match the existing dwellinghouse. Furthermore, these materials are considered in keeping with the local area and match various other properties along Lyndale Close; therefore, no significant concerns are raised with respect to materiality.

As such, it is not considered that the overall size, scale and design of the proposed development would significantly detract from the external appearance or appear overly incongruous or over-dominant when taking into account the existing built form of the property. As such, no significant concerns are raised in this respect.

With the above in mind, it is not considered that the proposed development would result in any significant adverse harm to the existing visual amenities of the immediate or wider locality, in compliance with Key Policy DMG1.

Highways and Parking:

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

Landscape/Ecology:

The development is exempt from the Mandatory Biodiversity Net Gain requirements, as it is a householder planning application.

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 granted subject to the imposition of conditions.