


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	18/05/2026	Manager:	LH	Date:	19/5/26
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Application Ref:	2026/0067			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	01/05/2026	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed side dormer.
Site Address/Location:	33 Carleton Avenue Simonstone BB12 7JA.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property within the defined settlement limits of Simonstone. The surrounding area is predominantly residential being typified of varying styles of dwelling.
Proposed Development for which consent is sought:

Consent is sought for the erection of a dormer extension to the northeastern roof slope. The dormer will allow for greater head height in the third bedroom making the room more useable.

Impact Upon Residential Amenity:

The proposed dormer extension would be sited to the northeastern side of the application dwellings roof where the neighbouring property No.31 Carleton Ave is positioned. Both the neighbouring dwelling and the application property benefit from attached single storey garages which create a degree of separation between the side elevations of the two properties. There are two windows proposed in the side elevation of the dormer, the neighbouring dwelling has no windows in the southwestern side elevation that would be subject to overlooking from the proposed windows. However, in the interest of protecting privacy to residential curtilage of this neighbouring property, these windows are proposed to be obscurely glazed to mitigate adverse impact.

There is one window opening proposed in the rear elevation of the dormer extension. The existing dwelling benefits from an existing window opening in a comparable position to the proposed window at the rear. As such, it is not considered there are any new opportunities for overlooking created in this respect.

Based on the above, it is not considered there would be any significant impact on residential amenity to warrant refusal.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.

In consort with DMG1 Policy DMH5 stipulates that proposals to extend or alter existing residential properties must accord with policy DMG1 and any relevant designations within which the site is located.

The proposed dormer extension is located to the northeastern side of the existing roof, which currently occupies a cat slide style roof slope. Given the sideways position, the dormer will be readily visible from within the public realm.

There is no defined sense of uniformity within the existing street scene with varying styles and scales of dormer extension found in the immediate vicinity, with at least one example on Carleton Ave itself being directly comparable to the proposed development. As such, despite the proposed dormer being a prominent addition, it is not considered the development as shown on the revised plans received would appear out of character within the street scene.

In respect of scale, the proposed dormer is relatively modest in scale, measuring approximately 6.4m by 2.9m in length and width and therefore not occupying the entire northwestern roof slope. The dormer will also benefit from a reasonable set back and set down from the ridge of the existing roof. As such, the proposed dormer will remain subservient to the host dwelling and will not be a dominant addition.

The proposed dormer will be faced in cladding. This is a material found on the existing dwelling and properties in the vicinity. As such, the development will integrate sufficiently into the property and wider streetscape.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection on highway safety grounds.

Landscape/Ecology:

Biodiversity.

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 3rd March 2026. The submitted survey concluded that no evidence of bats was recorded and the building offers no evident 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 granted subject to the imposition of conditions.