

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	05/05/2026	Manager:	LH	Date:	6/5/26

Application Ref:	3/2026/0092			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/03/2026	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Removal of the existing conservatory and associated internal and external alterations, including changes to external materials.
Site Address/Location:	35 Whitecroft Lane Mellor BB2 7HA

CONSULTATIONS:	Parish/Town Council
No representations received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
RVBC Countryside: No objection to the proposal.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy EN1: Green Belt Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME1: Protecting Trees & Woodland National Planning Policy Framework (NPPF)
Relevant Planning History: N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached single-storey property located within the defined settlement area of Mellor, situated across the road from Green Belt Land. The application property comprises of facing brick, stone walling and rendered elevations with a concrete tile pitched roof. A flat-roof garage is located to the side of the property, and a conservatory structure is located to the rear. The application site lies at the southern end of Mellor village, with access from Whitecroft Lane, and the wider area comprises a mixture of open countryside, agricultural land and residential houses. The southern boundary of the dwellinghouse's curtilage is constrained by Tree Preservation Order No.13, 1966, a group of trees consisting of 9 sycamores in the hedgerow of Whitecroft Lane. The property is further constrained by a medium risk of surface water flooding.

Proposed Development for which consent is sought:

Planning consent is sought for the following works:

- Demolition of a single-storey conservatory from the application property's northern elevation
- The front-facing windows in the Lounge and Bedroom are to be replaced, and the window head height is to be reduced to accommodate curtain poles
- Composite panel cladding (Silver Birch) and areas of render (K-Rend antique white) are proposed to the front elevation
- Circular bedroom window on east elevation is to be removed and infilled with facing brickwork to match the adjoining wall
- Bedroom 1 window on the north elevation is to be removed and replaced with windows featuring side-hung openers
- Dining room window and brickwork on the north elevation is to be removed to facilitate a new bi-folding door opening
- Bi-folding window proposed in kitchen (north elevation) in place of existing door/window opening
- Areas of render (K-rend antique white) are proposed to rear elevation
- 2no. sun tunnels are proposed in the west elevation roof structure to allow additional natural light into the kitchen area
- Existing bathroom window on west elevation to be replaced

Principle of Development:

The proposed development is for residential demolition and internal/external alterations and, as such is acceptable in principle, subject to compliance with the relevant policies in the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

1. not adversely affect the amenities of the surrounding area.
2. provide adequate day lighting and privacy distances.
3. have regard to public safety and secured by design principles.
4. consider air quality and mitigate adverse impacts where possible'

The neighbouring property with the potential to be most affected by the proposal is No.33, Whitecroft Lane. The removal of the existing conservatory, which currently projects 2.7m from the rear elevation and has a width of 3.4m, with a ridge height of 2.38m, would provide additional privacy for both dwellings to a certain extent, whilst retaining some natural light for no.35 through a new bi-fold door opening and bi-folding window in place of the existing door/window openings, which would provide almost identical views to the property's rear garden. Furthermore, the addition of two sun tunnels to the roof structure would allow more natural light into the kitchen area, without any overbearing impact on the neighbouring properties.

The proposed development does not involve the erection of additional windows, except for the 2 sun tunnels proposed in the roof structure; rather, it involves a nominal change to the positioning and size of the dwellinghouses' windows. Therefore, the proposed alterations would not cause any additional sense of overbearing impact or additional harm to any neighbouring residents.

Therefore, the proposed development is not considered likely to result in any significant harm to this neighbour's amenities through loss of privacy or outlook, and it would comply with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that development must 'not adversely affect the amenities of the surrounding area' and 'consider the density, layout and relationship between buildings, which is of major importance'.

The proposal is to remove the existing conservatory and make associated internal and external alterations, including changes to the dwelling house's external materials. The front-facing windows in the Lounge and Bedroom on the principal (south) elevation are to be removed and replaced, and the window head height is to be reduced to accommodate curtain poles. Furthermore, regarding the rear (north) elevation, the bedroom 1 window is to be removed and replaced with windows featuring side-hung openers; the dining room window/door is also to be removed to facilitate a new bi-folding door opening and a new bi-folding window. Regarding the side elevations, the circular bedroom window is to be removed and infilled with facing brickwork to match the adjoining wall; the existing bathroom window facing no.33 Whitecroft Lane is to be replaced with a new window, and 2 no. sun tunnels are proposed in the roof structure to allow additional natural light in the kitchen area. The proposed window alterations would have some visual impact; however, given the scale and design of the proposed alterations to the property, the cumulative visual impact is not considered harmful to the area's visual amenities.

Regarding materiality, composite panel cladding (Silver Birch) and areas of render (K-Rend antique white) are proposed for the front elevation. Areas of render (K-Rend antique white) are also proposed for the rear elevation. The proposed materials are considered in keeping with neighbouring properties, providing sufficient visual integration.

The overall footprint of the dwelling house will decrease; accordingly, the proposed alterations are considered subservient to the single-storey dwelling house. As such, it is therefore considered that the proposal would have a limited effect upon the character and appearance of the existing dwelling or the surrounding area and would accord with Ribble Valley Core Strategy Policy DMG1.

Highways and Parking:

The proposal would not increase the number of bedrooms at the property, nor would it impact existing parking arrangements. As such, no highway implications are identified.

Landscape/Ecology:

The flood map for the application site indicates that part of the application site is located in an area at risk of surface water flooding, with a yearly chance classified as medium. The applicant states in their flood risk assessment that following the removal of the conservatory, the ground is to be surfaced in a suitable porous material, e.g. gravel, to allow surface water to drain to the porous ground below. Since the proposal involves the removal of an existing conservatory and associated internal/external alterations, the development is classified as a householder development. Therefore, it is not envisaged that the proposals will increase the surface flood risk at the application site or adjacent areas.

The southern boundary of the dwellinghouse's curtilage is constrained by Tree Preservation Order (TPO) No.13, 1996; a group of trees consisting of 9 sycamores in the hedgerow of Whitecroft Lane. When the planning officer consulted RVBC's Countryside Officer, the Countryside Officer advised that the TPO is outdated and that there are no remaining sycamore trees in the area. As a result, the TPO is considered to have a limited impact on the current proposal.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of 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.	