


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	27/04/2026	Manager:	LH	Date:	28/4/26
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Application Ref:	3/2026/0120			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	17/03/2026	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Demolition of rear conservatory and side porch. Proposed single storey rear extension and associated external works to include rear raised patio area, insertion of bay windows and lean-to canopy roof to front elevation, external alterations to include insertion of cut stone quoins to front elevation and rendering of external walls.
Site Address/Location:	39 Chaigley Road Longridge PR3 3TQ

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development= Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential & Curtilage Extensions</p> <p>Adopted Longridge Neighbourhood Development Plan 2018 – 2028 National Planning Policy Framework (NPPF)</p> <p>Relevant Planning History:</p> <p>81/0439 – Alterations to existing dwelling (Approved)</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
<p>Site Description and Surrounding Area:</p> <p>The application relates to a two-storey dwellinghouse at No.39 Chaigley Road, Longridge, which comprises brickwork and white render to the external elevations and benefits from an existing integral garage as per</p>

application 81/0439. The site to which the property relates is within the defined settlement area of Longridge and therefore also falls to be considered against the adopted Longridge Neighbourhood Plan.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the rear conservatory and side porch. A proposed single-storey rear extension is to be erected, and associated external works are to include a rear raised patio area, insertion of bay windows and a lean-to canopy roof to the front elevation, the insertion of cut stone quoins to the front elevation and rendering of external walls.

The proposed single-storey rear extension would be in an L-shape, projecting 1.2m from the existing dwelling's rear elevation and having a width of 6.6m. The proposed extension would feature a hipped/flat roof finished with interlocking concrete roof tiles and a single-ply roofing membrane, incorporating three rooflights. With respect to materiality, the proposed external walls would be finished with facing brickwork to match the existing, with UPVC fascias, soffits, and bargeboards, with dry-fix verge systems, in anthracite grey.

The dwellinghouse's proposed front elevation would feature two bay windows projecting out 0.47m with a width of 2.39m, rendered using a smooth off-white render (k-rend) and cut stone sills. The proposed bay windows' hipped roof is to be finished using interlocking concrete tiles to match the existing.

The dwellinghouse's proposed front elevation would also feature a cantilevered lean-to canopy roof projecting 1.2m over the garage entrance and main entrance, finished with interlocking concrete roof tiles to match the existing roof.

The proposed raised patio would project 4.5m from the rear elevation and have a width of 2.977m. The maximum height the raised patio reaches above ground level is 0.6m, and it is further proposed to erect an obscure glass balustrade to the raised patio. The obscure glass balustrade on the side and rear elevation of the patio will reach a height of 1.8m above the patio, resulting in a total of 2.4m above ground level. The proposed patio's external walls would be finished using facing brickwork to match existing.

The existing chimney stack would be replaced and finished using facing brickwork to match existing. Height of proposed chimney stack to match existing.

Additional alterations include: replacement UPVC fascias, soffits, and bargeboards in anthracite grey to the existing dwelling house; cut stone quoins built into the existing external walls; all existing brickwork external walls to be rendered with smooth off-white render; and all existing windows to be replaced with UPVC double-glazed framed windows in anthracite grey.

Principle of Development:

The proposed development is for residential extensions and 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'

Policy LNPD3 of the Longridge Neighbourhood Plan also states that proposals should:

“Have no significant adverse impact on residential amenity for existing and future resident” or

“Do not contribute to, or suffer from, adverse impacts arising from noise”.

The proposed property is a detached dwelling; the neighbouring property to the northwest lies approximately 3.1m away. The proposed bay windows will extend from the front of the dwelling house by approximately .47m. Due to the nature of the development and the distance between the proposed properties, it is not considered that the proposed bay windows and hipped roof would have any impact on the neighbouring residential amenity.

The proposed single-storey extension would be located on the rear elevation of the dwelling. The proposed development is a sufficient distance from neighbouring dwellings, and would be modest in overall scale, to mitigate any potential adverse impact in respect to loss of light or any sense of overbearing impact.

The raised patio is located 1.9m from the shared boundary with No.41 Chaigley Road and would provide direct views over their private amenity space. However, it is proposed to erect a glass balustrade around the edge. 1.8 m-high glass panels will be installed on the side and rear elevations; these will be heavily frosted. Therefore, it is not considered that the proposed development would result in any significant harm to the amenities of this neighbour through loss of privacy or outlook. Should consent be granted, the use of obscure glass shall be sought via a condition.

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’.

Policy DMH5 also states that:

‘Proposals to extend or alter existing residential properties must accord with policy dmg1 and any relevant designations within which the site is located’.

Policy LNPD3 of the adopted Longridge Neighbourhood Plan also states that:

‘All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings’. This Policy states that proposals should:

- “a) Conserve and enhance the locally distinctive built, historic and natural environment;
- b) Are designed to take account of site characteristics and surroundings, including:
 - i. Layout – the predominantly green appearance of the area to be maintained with appropriate green space and planting of trees and shrubs;
 - ii. Siting;
 - iii. Scale;
 - iv. Height;
 - v. Proportions and massing;
 - vi. Fuel efficiency;
 - vii. Architectural detailing;
 - viii. Landscaping;
 - ix. Materials;”.

There is no objection to the erection of bay windows to the front elevation with a hipped roof, rear extension, and lean-to canopy roof to the front elevation. These are considered to be subservient additions that are in keeping with similarly sized extensions within the surrounding residential area. Chaigley Road and the surrounding roads comprise detached dwellings which, whilst similar in terms of size and scale, are mixed in external materials.

In terms of design, the raised patio would be commensurate to the scale of the main dwelling. The raised patio would be constructed of brick; it is considered that using the matching material would maintain coherence among the proposed patio, the proposed rear extension, and the main dwelling house. The raised patio is located to the rear of the dwelling with steps parallel to the rear elevation of the dwellinghouse; it would therefore not be visible from Chaigley Road and would not be considered a prominent addition. It is considered that the proposed patio 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 Policies DMG1 and DMH5.

The proposed chimney stack will match the height of the existing chimney stack and will be finished using facing brickwork to match existing. It is not considered that this development would cause any loss of visual amenity to the neighbouring properties.

The change from brickwork to off-white render on existing walls, and a change of window frame colouring would alter the appearance of the dwelling; however, when the Planning Officer visited the site, it was noted that there is a mix of UPVC window colours and white and off-white render within the street scene. Many of the dwellings also comprise of yellow brick as well as red brick so whilst the removal of the red brick and replacement with render and cut stone quoins would alter the appearance of the dwelling, due to the mixed external materials of construction and mix of window colours within the street scene, it is not considered that the proposal would be out of keeping with the character of the surrounding area and would not adversely affect the visual amenities of the area.

As such, on balance, the proposal accords with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.

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:

With regards to biodiversity net gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder 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.