


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>23/04/26</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>24/4/26</b>
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<b>Application Ref:</b>	3/2026/0162				<b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>	
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	N/A			
<b>Officer:</b>	LW					
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>	

<b>Development Description:</b>	Removal of condition 4 (window) on planning permission 3/2025/0369 for a proposed dormer extension to front and rear.
<b>Site Address/Location:</b>	5 Darwen Close, Longridge, PR3 3TP.

<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.	

**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:**

3/2025/0369: Proposed dormer extension to front and rear.

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a semi-detached two-storey dwellinghouse at No.5 Darwen Close, Longridge. The property comprises brickwork, concrete roof tiles and uPVC windows and benefits from an existing integral garage. The site to which the proposal relates is located within the defined settlement area of Longridge and the property benefits from no other designations or constraints.

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

Permission was granted in July 2025 for the construction of a proposed front and rear dormer extension under application reference 3/2025/0369. As part of the proposal, a new window opening was approved to the south-eastern facing gable elevation of the existing dwellinghouse, serving as a secondary bedroom window.

This application seeks consent to remove condition no.4 of this planning permission which requires the aforementioned window to be obscurely glazed and non-opening.

Condition no.4 of planning permission 3/2025/0369 reads as follows:

*The first floor window in the south-eastern facing gable elevation of the dwellinghouse shall be fitted with obscure glazing (which shall have an obscurity rating of not less than 4 on the Pilkington glass obscurity rating or equivalent) and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.*

*The window shall remain in that manner in perpetuity at all times.*

*Reason: To protect nearby/ neighbouring and future residential amenity.*

It is proposed to remove this condition and thus allow the window to be clear glazed.

**Impact Upon Residential Amenity:**

The first-floor window to the south-eastern gable elevation of the application dwelling faces towards No.3 Darwen Close, with condition no.4 being imposed in order to mitigate any resultant impact upon the amenity of these neighbouring residents due to the perceived sense of overlooking.

It is noted that the window would not have a direct interface with any habitable room windows featured to the gable elevation of No.3 Darwen Close, with the 2no. neighbouring openings facing towards the application site understood to serve a bathroom and kitchen. In addition to this, No.3 Darwen Close is set back from the application property, meaning that the views afforded by the first-floor window would be predominantly directed towards the front garden area of the neighbouring property which already lacks privacy due to its roadside position and open frontage. Furthermore, the application has been supported by multiple photographs which show the existing ground floor windows to the south-eastern gable elevation of the application property to already benefit from clear glazing, thus already allow for elevated views towards No.3 Darwen Close due to the application property being sited on a higher land level.

On balance, it is therefore not considered that allowing the window to be clear glazed would result in significant detrimental harm upon the existing amenities of No.3 Darwen Close and so removal of condition no.4 of planning permission 3/2025/0369 at this time is deemed acceptable.

**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>	To approve the removal of condition no.4 of planning permission 3/2025/0369.
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