


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	12/05/2026	Manager:	LH	Date:	13/5/26
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Application Ref:	3/2026/0170			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of condition 2 (approved plans) of planning permission 3/2024/0606 to allow an increase in the height of the roof.
Site Address/Location:	16 Sutherland Close Wilpshire Blackburn BB1 9LT

CONSULTATIONS:	Parish/Town Council
Wilpshire Parish Council: Consulted on 31/03. No representations received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
LCC Footpaths: Consulted on 31/03. 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 DME1: Protecting Trees & Woodland
Policy DMB5: Footpaths and Bridleways
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0606: Proposed removal of existing timber annexe and replacement with single-storey, detached garden room (Approved).

3/2017/0513: Replace existing brick garage with timber annexe (Approved).

3/2008/0398: Proposed two storey extension to provide additional kitchen space, utility room and sun lounge at ground floor and a master bedroom with en-suite at first floor level. A single car detached garage is proposed off Sutherland Close, set into banking (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey detached dwelling located within the settlement of Wilpshire. Consent was recently granted under 3/2024/0606 for the removal of the existing timber annexe, which is to be replaced with a single-storey detached garden room, which forms the subject of this application. The approved garden room comprises breeze block walls with cream render, a timber-and-grey rubber roof, anthracite doors, and anthracite UPVC double-glazed windows. The surrounding area is of typical suburban character, and the wider locality is predominantly residential.

Proposed Development for which consent is sought:

Planning consent was granted as part of application 3/2024/0606 for the removal of the existing timber annexe and its replacement with a single-storey, detached garden room.

Consent is sought to make the following variation to the above development:

- Increase in roof height of approved garden room

Accordingly, consent is sought to replace the approved plan numbers that form part of the previous planning application 3/2024/0606 with the revised plans submitted as part of this S73 application.

Impact Upon Residential Amenity:

The roof ridge line of the garden room would stand at a maximum height of 3.2m, 0.2m higher than the previously approved maximum ridge height. The eaves height would stand at a maximum height of 3.025m, 0.5m higher than the previously approved eaves height. Desktop analysis showed that this increase in height to the eaves and roof pitch would not impact upon either of the adjacent neighbouring properties. Consequently, it is not considered that the proposed amendments sought to the originally approved development would be harmful to the amenity of any neighbouring residents.

Visual Amenity/External Appearance:

The proposed detached garden room is located at the rear of the application dwelling; as a result, it is largely screened from the public realm. The roof ridgeline of the approved outbuilding would be viewable from PROW FP7, which runs past the bottom of the garden; however, desktop analysis showed that this increase in height would not disrupt the collective roofscape topography shared between the application property and the neighbouring dwellings. Accordingly, it is not considered that the amendments sought to the originally approved development would harm the area's visual amenities.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

Other Matters:

LCC PROW was consulted regarding the variation of condition; no comments were received.

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 the variation to condition 2 of planning permission 3/2024/0606 be approved.
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