

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	08/07/26	Manager:	LH	Date:	9/7/26
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Application Ref:	3/2026/0191			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/06/26	Site Notice:	26/06/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed removal of conservatory at rear and replace with single storey rear extension, replace hipped roof with gable to create loft space for bedroom, office and bathroom with rear dormer.
Site Address/Location:	9 Glendale Drive, Mellor, BB3 7BH.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DME6: Water Management

National Planning Policy Framework (NPPF)

Relevant Planning History:

No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a semi-detached bungalow at No.9 Glendale Drive, Mellor. The property is constructed of red brick with a grey tiled roof and features a forward-projecting gable element, a small front porch, and a conservatory to the rear.

The site lies within the defined settlement boundary of Mellor. The surrounding area is predominantly residential in character, comprising a mix of semi-detached and detached bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing conservatory and its replacement with a single-storey rear extension, together with a hip-to-gable roof alteration and construction of a rear dormer.

The proposed single-storey rear extension would project approximately 4.3m from the rear elevation of the host dwelling, with a width of 9.4m. It would feature a flat roof design with a maximum height of 2.9m. The rear elevation would incorporate bi-fold doors and a window opening, alongside a roof lantern within the roof.

The proposed rear dormer would project approximately 3.5m from the main roof slope and measure 9.4m in width and 2.2m in height. It would include three window openings on the rear elevation.

In terms of materials, the development would be finished to match the existing dwelling, including red brickwork and grey roof tiles.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

Impact Upon Residential Amenity:

The proposed openings to the single-storey rear extension would provide a similar outlook to that currently afforded by the existing conservatory, which it would replace, with views largely directed towards the application property's rear garden. As such, the proposal would not introduce any new opportunities for direct overlooking or result in a material loss of privacy.

The extension would align with the rear extension at the adjoining property, No, 11 Glendale Drive. Accordingly, it is not considered that the development would give rise to any undue impacts in terms of overshadowing, loss of outlook, or reduction in daylight. Furthermore, although the extension would be located within close proximity to the western side elevation of No.7 Glendale Drive, it would be largely screened by the neighbouring garage. It is therefore not expected to result in any significant loss of light or outlook to neighbouring habitable room windows that would justify refusal of planning permission.

The rear dormer windows would provide elevated views towards properties fronting Whitecroft Lane. A separation distance of approximately 19m would be maintained between the proposed development and the rear elevations of these dwellings. Whilst this falls below the typically recommended separation distance between habitable room windows, permitted development rights could allow for the construction of a similar dormer at the site without the need for express planning permission. As such, it is not considered that the proposal would give rise to a level of overlooking or loss of privacy sufficient to justify refusal of the application.

In addition, the proposed hip-to-gable roof enlargement and rear dormer are not expected to result in any undue overshadowing or loss of light to neighbouring residential occupiers.

The development is therefore considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed single-storey rear extension is considered to be appropriate in size, scale and design when viewed in the context of the host dwelling. It would not be visible within the street scene along Glendale Drive due to screening provided by the existing dwelling and therefore raises no concerns in terms of visual impact.

The proposed dormer would not occupy a prominent position within the surrounding area. Although it would align with the main ridge, it would be set in from the party/ end walls and positioned above the eaves. The use of materials to match the existing roof would further assist in integrating the development with the host property and minimise its visual impact. As such, it is not considered to appear unduly dominant or incongruous.

The hip-to-gable roof enlargement would be visible from the public realm; however, when viewed in the context of the wider street scene, it is considered to present a relatively minor alteration that would not result in unacceptable harm to the character or appearance of the area.

Taking the above into account, the proposal is considered acceptable in terms of its impact on visual amenity and the external appearance of the host dwelling and surrounding area.

Highways and Parking:

The application has been reviewed by Lancashire County Council Highways, who raise no objection to the proposed development. The Local Highway Authority notes that no changes are proposed to the existing access from Glendale Drive. While the development would increase the dwelling from two to three bedrooms, the existing level of off-street parking provision is considered sufficient to accommodate the needs of the enlarged property.

In light of the above, the proposal is considered acceptable in terms of highway safety and parking provision.

Landscape/Ecology:

A Preliminary Bat Roost Assessment dated 7th May 2026 has been submitted in support of the application. The Assessment found no evidence of bat roosting activity and identified no features with potential to support roosting bats. The property is therefore considered to have negligible suitability for bats.

Having regard to these findings and the nature of the proposed works, no further ecological survey work is considered necessary, and bats are not considered to present a constraint to the development.

Notwithstanding this, biodiversity enhancement measures are recommended, including the installation of bat and bird boxes. These measures can be secured through an appropriately worded planning condition.

The proposal is exempt from the mandatory Biodiversity Net Gain requirements, as it constitutes householder development.

Other Matters:

Flood Risk

The application site is identified as being at risk of surface water flooding, and a Flood Risk Assessment (FRA) has been submitted in support of the proposal.

The FRA confirms that surface water arising from the development would be managed via the existing drainage system, which is considered to have sufficient capacity. The proposed extension would result in only a minor increase in impermeable area and is not expected to materially increase the surface water run-off.

Notwithstanding this, a number of mitigation measures are proposed, including appropriate finished floor levels, the use of permeable materials, incorporation of sustainable drainage features, and the retention of existing drainage routes. These measures can be secured by way of condition.

Having regard to the findings of the FRA, the proposal is considered acceptable in terms of Flood Risk.

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.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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