


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

<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>04/06/2026</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>05/06/26</b>
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	-----------------

<b>Application Ref:</b>	3/2026/0203			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	23/04/2026	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	AR							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Demolition of existing single storey lean-to garage and formation of new two-storey side extension.		
<b>Site Address/Location:</b>	1 Caton Close Longridge Preston PR3 3RH		

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Longridge Town Council:</b> Consulted, no representations received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	
<b>LCC Highways:</b> No objections to the proposal.	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No additional representations received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DMH5: Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) Adopted Longridge Neighbourhood Development Plan
<b>Relevant Planning History:</b> No relevant planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to a two-storey semi-detached dwelling at No. 1 Caton Close, Longridge. The property comprises brickwork, interlocking concrete roof tiles, and black-and-white uPVC-framed openings. The site to which the proposal relates is situated within a predominantly residential area in a cul-de-sac location, located within the defined settlement area of Longridge.  In addition, the site is located within the adopted Longridge Neighbourhood Plan Area.

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

Consent is sought for the demolition of the existing single-storey lean-to garage/utility and the formation of a new two-storey side extension.

The proposed two-storey extension is designed to be constructed over the footprint of the existing garage, extending 2.77 metres from the north-west side elevation of the property and achieving a depth of 6.94 metres. The second-floor extension will be set back 0.55 metres from the principal elevation of the dwelling. The design incorporates a gabled roof with an approximate height of 4.8 metres to the eaves and 6.8 metres to the ridge. The principal elevation will feature a garage door and a single second-floor window, while the rear elevation will also include a single second-floor window. Additionally, the existing first-storey canopy roof will be extended across the proposed extension, with an eave's height of 2.72m to match the existing architectural style.

With respect to materiality, the proposal would be finished in red brickwork, interlocking concrete roof tiles, white uPVC windows, and a white composite sectional-panel garage door.

**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 material planning considerations.

**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 adopted Longridge Neighbourhood Plan states that proposal should:

*'have no significant adverse impact on residential amenity for existing and future residents'.*

The proposed openings would provide views similar to those afforded by the existing window configuration at the front and rear of the dwellinghouse, looking predominantly towards the private amenity space associated with the application property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

The proposed development would not bring the application property any closer to the neighbouring property at No. 3 Hornby Road, as the dwellinghouse at No.3 Hornby Road is currently set back from the north-west boundary line. While there is a detached garage located on the north-west boundary of No. 3 Hornby Road, this outbuilding is not a habitable room and therefore raises minimal concerns regarding potential loss of light. Overall, it is not considered that the proposed extension would result in any significant loss of outlook or daylight to any neighbouring habitable room windows and the development is therefore considered to have an acceptable relationship with this neighbouring residential receptor.

Taking the above into account, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission. The proposal therefore accords with Policies DMG1 of the Ribble Valley Core Strategy and Policy LNPD3 of the adopted Longridge Neighbourhood Plan.

### **Visual Amenity/External Appearance:**

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.'*

In addition, Policy DMH5 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 LNDP3 of the adopted Longridge Neighbourhood Development Plan 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.'*

The proposed extension would project 2.77m from the north-west-facing side elevation of the application property, with the second floor being set back from the principal elevation by approximately 0.55m and slightly set down from the ridgeline of the main dwelling. In this respect, the proposed development would take a subservient position in relation to the primary dwelling house and would not read as an overtly incongruous or over-dominant addition to the immediate or wider locality.

Furthermore, the proposal would be finished in external-facing materials to match those of the existing property, including brickwork, interlocking concrete roof tiles, white UPVC windows, and a composite sectional-panel garage door.

Accordingly, it is not considered that the proposed works would result in any measurable undue harm upon the existing visual amenities of the application property or the surrounding area. The proposal therefore accords with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

### **Highways and Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.*

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

This application has been subject to review by Lancashire County Council Highways. There would be no increase in the number of bedrooms with this proposal, which will remain at 3 (not 2 as stated by LCC); therefore, there is no change to the existing parking standard requirements. The existing garage measures 2.6m x 4.9 internally whilst the proposed garage space would be smaller at the entrance in width at 2.3m and therefore would not meet the sufficient requirements to provide one off-street parking space.

As such, the planning officer has requested the applicant to submit an amended proposed site plan, which demonstrates that the front driveway has the capacity to provide a 6m-by-6m parking space for two standard cars.

LCC is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate vicinity of the site and have not objected to the proposal.

Since, the applicant has demonstrated on 'Proposed Site Plan' revision C, that the application site has the capacity to provide two off-street parking spaces, the planning officer agrees with LCC that the proposed development will not have a significant impact on highway safety and will therefore comply with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

**Landscape/Ecology:**

A preliminary Ecological Survey and Assessment in respect of Bat Species and Nesting Birds report has been submitted in support of the application. The report concludes that no current or historic evidence of roosting bats was found in any part of the site, and that the building has negligible potential for roosting sustainability. As such, the surveyor considers the survey work reasonable for assessing the building's roost potential, and no further survey work is deemed appropriate.

The surveyor does not consider that the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended), therefore, the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

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.