

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	15/06/2026	Manager:	KH	Date:	16/06/26
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Application Ref:	2026/0215				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	09/06/2026	Site Notice:	23/04/2026		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed single storey rear extension and front and rear roof dormers.
Site Address/Location:	3 Crowtrees Road Sabden BB7 9HE

CONSULTATIONS:	Parish/Town Council
No objection.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached bungalow property in Sabden. The surrounding are predominately residential within the immediate vicinity being comprised of similar bungalow properties. The application site within both the designated National Landscape and Sabden Conservation Area.

Proposed Development for which consent is sought:

Consent is sought for the construction of a front and rear dormer extension to accommodate an additional bedroom. The application also seeks consent for a replacement single-storey rear extension.

Impact upon Character/appearance of Conservations Area/ Visual Amenity:

The application dwelling is located within the designated Sabden Conservation Area and the National Landscape. As such, careful consideration must be given into the impact of the proposal on the character of the area. The application dwelling itself is located on a more modern parcel development, that generally doesn't benefit from any significant heritage value. That being said, the immediate wider vicinity is heritage rich, being comprised on natural stone built properties of historic value.

The proposed box dormers would be significant in size, taking up the majority of the front and rear roof slopes of the dwellinghouse. Albeit the proposed front dormer is smaller in scale than the proposed rear, both dormers will be set up from the eaves of the dwelling and below the ridge of the existing roof.

Although large in scale, the proposed dormers would be similar in size to the dormers featured on numerous other properties along Crowtrees Road. Particular regard is given to the dormer extension found on the adjoining property southwest, which is comparable to the proposed front dormer extension. With this in mind, it is not considered that the proposal would result in any significant detrimental harm upon the existing visual amenities of the street scene or wider conservation area that would warrant the refusal to grant planning permission in this particular instance.

Furthermore, the proposed development would be constructed within hanging tiles which would be similar in appearance to the roof of the existing dwellinghouse. It is also noted that there are dormers comprising various styles, featuring cladding and hanging tiles, and therefore the proposed materiality would not appear anomalous or discordant in this respect.

Impact Upon Residential Amenity:

The openings proposed to the front dormer would not have a direct interface with any neighbouring habitable room windows. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

The proposed openings within the rear dormer may provide some opportunity for overlooking into neighbouring curtilage, by virtue of the properties elevated position. However, given the properties elevated position, some degree of overlooking is likely already. The difference in ground levels between the application dwelling and neighbour to the rear is significant. As such, the existing boundary treatment will largely screen the development from view form the neighbouring curtilage. The original scheme did comprise a Juliet balcony within the rear dormer, in the interest of mitigating harm to neighbouring amenity and the perception of overlooking, this has been removed.

The proposed rear extension is extremely modest in footprint measuring approximately 2m in length. There is a conservatory type extension on a similar footprint to the proposed extension existing at the site, which will be demolished to accommodate the proposal. Given the modest projection there is no adverse impact expected resultant in respect to loss of light or overshadowing.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objections on highway safety or amenity grounds.

There would be an increase in the number of bedrooms from 2 to 3, however, the site has ample parking within the site with a detached garage and driveway to the eastern side.

Landscape/Ecology:

Biodiversity.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Bats.

A preliminary bat roost assessment has been conducted at the application site on 3rd March 2026. The submitted survey concluded that no evidence of bats was recorded and the building offers no evident roosting potential.

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.