

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	11/06/2026	Manager:	LH	Date:	23/6/26
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Application Ref:	3/2026/0221	 Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	05/05/2026		
Officer:	EP		
DELEGATED ITEM FILE REPORT:		Decision	APPROVAL

Development Description:	Proposed front and rear dormer extension
Site Address/Location:	149 Pasturelands Drive, Billington. BB7 9LW

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
None.	

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

Key Statement DS1 – Development Strategy
Key Statement DS2 – Presumption in Favour of Sustainable Development
Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DMH5 – Residential and Curtilage Extensions

NPPF**Relevant Planning History:**

No recent planning history relevant to the determination of the application.

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

The application relates to a semi- detached bungalow property in Billington. The property consists of pebble dashed render, concrete roof tiles and UPVC windows. The application property is located within a residential area comprised of numerous semi-detached dormer bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed front and rear box dormer.

Residential Amenity:

The windows in the proposed front dormer would face into the public realm on Pasturelands Drive and would face neighbouring properties. However, given that these properties are already visible within the public realm it is not considered that the proposed development will lead to any significant loss of privacy as a result of overlooking. There is a separation distance of approximately 21m between habitable windows which is reasonable to prevent a significant adverse impact.

The rear dormer will contain two windows that will allow for some overlooking into the rear gardens of adjacent neighbouring receptors. As such, it is anticipated that the rear dormer would lead to some loss of privacy for the neighbouring properties, however it is worth noting that a rear dormer falls within the confines of permitted development and as such could be constructed without full planning permission. As dormers are also a common feature found on properties in the area, and with there being a back street to provide separation distance between the development and neighbours to the rear, it is not considered any impact is significant enough to warrant refusal.

Visual Amenity:

Policy DMG1 of the RVCS states that development must

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. 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, including impact on landscape character, as well as the effects of development on existing amenities.

The proposed front dormer would span most of the width of the property's front roof plane however the dormer would be set well back from the eaves of the property and below the roof pitch of the host dwelling and would therefore not appear over dominant in terms of its overall cubic volume. The dormer would be fully visible within the public realm however front box dormers of this scale are prevalent along Pasturelands Drive, therefore it is not considered that the proposed dormer would read as an incongruous addition to the property or existing street scene.

The proposed rear dormer would not be visible from within the public realm, but again rear dormers are prominent features of Pasturelands Drive, with the scale being consistent with the proposed front dormer.

As such, it is not considered that the proposal would be harmful to the character of the host property or visual amenities of the area.

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 20th April 2026. The submitted survey concluded that no evidence of bats was recorded and the building offers no evident roosting potential.

Highways and Parking:

Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed development with regards to highway safety or amenity.

Observations/Consideration of Matters Raised/Conclusion:

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 permission be granted subject to the imposition of conditions.
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