

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	02/07/2026	Manager:	KH	Date:	08/07/26
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Application Ref:	2026/0223			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/05/2026	Site Notice:	NA	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey rear extension.
Site Address/Location:	79 Mitton Road Whalley BB7 9JN

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions 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 bungalow property outside of the defined settlement limits of Whalley. The surroundings are largely residential in nature being typified of varying styles of dwelling.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension following demolition of the existing rear conservatory.

Impact Upon Residential Amenity:

The application dwelling has one adjacent neighbour to the south known as No.77 Mitton Road. The proposed extension is to be located at the northern side of the dwelling set away from the shared boundary with No.77.

There is an existing conservatory at the application site which we be demolished to accommodate the proposal. The proposed rear extension will be located in a similar position albeit it greater in width. The proposed extension will be flat roof in design, with an eave's height of 3.1m. This is marginally greater than the eaves height of the conservatory, which measures approximately 2.8m in height to the eaves. No adverse impact to residential amity is expected in this respect.

There is one window proposed in the southern elevation of the extension which faces the neighbouring dwelling. However, there is a reasonable separation distance between this window and the hared o boundary to mitigate overlooking. In addition, the exiting boundary treatment and neighbouring garage will provide screening.

As such, there is no adverse impact expected to neighbouring amenity resultant.

Visual Amenity/External Appearance:

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 on 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 development is located to the rear of the site and as such does not host a readily visibly position from within the public realm. However, some views may be afforded from the public highway to the north. The existing garage will provide some screening of the development from this perspective. The proposed extension is modest in footprint when read in conjunction with the host dwelling and surrounding development. The extension will measure approximately 3.6m by 5m in width and length remaining entirely subservient to the host dwelling. Overall, the extension is largely comparable in footprint and orientation to the existing conservatory on site.

In regard to materials, the extension will be constructed in facing brickwork to the elevations, the doors and windows will be white upvc to the match the existing dwelling. As such, the proposal will integrate sufficiently into the site.

Highways and Parking:

No highways implications identified.

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 bat roost assessment has been conducted at the application site on 23rd April 2026. The submitted survey concluded that no evidence of bats was recorded and the building offers negligible 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.