

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	09/07/2026	Manager:	KH	Date:	10/07/26

Application Ref:	2026/0240			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/05/2026	Site Notice:	22/05/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed extension of the residential curtilage, demolitions to allow the construction of a two-storey side extension and single-storey rear extension including an attached garage with associated alterations.
Site Address/Location:	South Lodge Mitton Road Whalley BB7 9JN

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

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 Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached 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 two-storey side extensions and attached single storey garage and link extensions to the rear. The application also seeks consent for the extension of the residential curtilage.

Principle of Development:

The proposed parking area is located outside of the defined residential curtilage, as such the application also involves a part retrospective extension of the residential curtilage to accommodate the proposal. As such, Policy DMH5 is engaged which stipulates:

Proposals for the extension of curtilage will be approved if:

1. The site is within a settlement, or,

2. The site is on the edge of a settlement providing:

- *the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.*

- *the extension will not cause visual harm to the landscape.*

- *the extension improves the visual quality of the site. Any existing nature conservation aspects of the existing structure should be properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.

The application site is located outside of any defined settlement limits, however, it is well related to the settlement boundary of Whalley. The area is built up and is not rural in anyway, the development would therefore not be of harm to the openness of the landscape. The new curtilage boundary lines up with the existing hedgerow and highway and therefore would not appear incongruous in any way.

Impact Upon Residential Amenity:

The application dwelling sits within a large plot and therefore there is a sufficient distance between the development and neighbouring receptors to mitigate any sense of overbearing or loss of light.

There are large sections of glazing proposed to the southern elevation of the extension. There is a sufficient distance of approximately 27m between the proposed glazing and neighbouring habitable windows/private amenity space to mitigate overlooking and loss of privacy. In addition, following discussion, the amount of glazing proposed has been reduced to manage any perception of overlooking.

As such, based on the above assessment, it is not considered there would be any significant impact to neighbouring receptors to warrant refusal.

Visual Amenity/External Appearance:

The application dwelling is within a large residential curtilage which is bounded by trees and hedgerow, some of which have recently been subject to a TPO. As a result, the property is not highly visible within the street scene but would be afforded views from certain vantage and when vegetation thins in winter. As such, careful consideration must be given into the impact of the proposal on the character of the area.

The proposed two storey extension will be located to the eastern extent of the application dwelling adjoining the existing outrigger. Typically, for two storey extensions of this nature a 1m set back from the principle building line and a set down from the ridge is required. The proposed extension in this instance matches the ridge of the existing dwelling and sits flush with the principal and rear building lines of the host

dwelling. However, if a setback/set down were to be executed, it would create a tiered effected, which given the varying roof pitches and outriggers present at the existing dwelling, would result in the property appearing overdeveloped. The application dwelling is a standalone property and does to sit uniformly with any of its neighbours. As such, the lack of setback is considered acceptable in this instance.

The application also involves the erection of single-story attached garage structure with adjoining link extension. These are both modest in footprint and will not appear dominant in relation to the main dwelling.

The existing property comprises rough cast render and facing brickwork to the elevations, with a tiled roof profile and timber windows and doors. The proposed property once developed would be faced entirely in render, with cladded and stone feature elements. Whilst more contemporary in design compared to the existing dwelling, there are varying types of development in the immediate vicinity which are comparable to the proposal. As such, it is not considered the development would be of harm to the character of the area.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal and raised no objection subject to condition relating to construction management and the surfacing of the parking area.

One suggested condition relates to the submission of a construction management plan. Given the location of the dwelling and the substantial size of the plot, it is not considered this is justified in this instance. There is ample space within the site for the management of construction and associated materials.

Landscape/Ecology:

Bats

A Bat Survey has been submitted in support of the proposal, dated 1st December, 2025. The report concludes that no evidence of bats was recorded and the building offers no roosting potential.

Trees

There are mature trees on site protected under a Tree Preservation Order. Whilst it is not anticipated that the proposed development would have any direct impact upon protected trees, a condition will be imposed requiring all trees to be protected during the construction period in accordance with British Standard BS 5837:2012.

BNG

The development is exempt from the mandatory Biodiversity Net Gain requirements as it is subject to the de minimus exception.

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.