

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	09/07/2026	Manager:	KH	Date:	10/07/26
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Application Ref:	2026/0243			 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 replacement of the front and rear doors, installation of new ventilation grilles, and the addition of roof-mounted solar panels to rear roof slope.
Site Address/Location:	19 Queen Street Whalley BB7 9TA

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
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
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 mid-terraced property on Queen Street in Whalley. The application site within the designated Conservation area and falls within Flood Zones 2 and 3. The immediately surrounding area is predominantly residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the installation of solar panels the rear roof slope, an extension vent to the rear elevation and new composite front and rear access doors.

Impact Upon Residential Amenity:

The application does not seek consent for the erection of any new solid built form, as such there will no loss of light or overbearing impact created resultant. The proposals are modest and will not have any impact on neighbouring amenity.

Impact upon Character/appearance of Conservations Area and 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 Cane/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.

Ribble Valley Core Strategy DME4 states that 'proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance'.

The application seeks consent for the installation of solar panels to the rear roof slope. These will consist of 8 panels and will occupy the vast majority of the rear roof slope. The panels will sit almost flush with the roof and will not host a prominent position projecting just 100mm from the roof plane. The rear roofscape for properties along Queen Street is varied and altered, as such, the installation of solar panels will not appear out of character.

The application also includes the installation of a small extraction vent to the rear elevation. This is a minimal, non-intrusive addition to the property that will not be readily visible from within the public realm. The grille will be brown in colouring and will therefore integrate into the dwelling sufficiently.

Lastly, the application involves the replacement of the existing front and rear doors to be replaced with composite doors, the rear in white and the front in anthracite grey. There are varying styles of door in varying colourings along Queen Street. As such, it is not considered this part of the proposal would be of harm to the character of the area.

Highways and Parking:

No highways safety implications identified.

Landscape/Ecology:

Bats

A Bat Survey has been submitted in support of the proposal, dated April 2026. The report concludes that no evidence of bats was recorded and the building offers limited roosting potential.

BNG.

The development is exempt from the mandatory Biodiversity Net Gain requirements 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.