

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	22/06/2026	Manager:	LH	Date:	25/6/26

Application Ref:	2026/0273			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/06/2026	Site Notice:	NA	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed first-floor side extension.
Site Address/Location:	18 Harewood Avenue Simonstone BB12 7JB.

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council raise no objections to the proposal.	

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 2007/0462: Two storey extension to side and rear of dwelling. 2005/0039: Extension over garage to provide bedrooms and bathroom. Single storey utility to rear with balcony over.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property in Simonstone. The surrounding area is predominately residential in nature, being typified of varying styles of detached, semi-detached and bungalow properties. The application site itself is not on any designated land.

Proposed Development for which consent is sought:

Consent is sought for the construction of a first floor side extension above the existing attached garage.

Impact Upon Residential Amenity:

The application dwelling has two neighbouring properties immediately adjacent, known at No.16 and No.20 Harewood Avenue. Given the proposed development is largely isolated to the western side of the dwelling, it is not expected that there would be any adverse impact for the neighbouring property to the east, No.20, in terms of overbearing impact or loss of light.

No.16 Harewood Avenue is located to the west of the application dwelling, where the proposed alterations to the existing garage structure are proposed. There will be a first-floor extension above the existing single storey extension. The extension will extend almost the entire length of the existing dwelling and will occupy the entire width of the existing garage. The width of the extension will remain consistent with the existing attached garage, maintaining the separation distance of approximately 4m between the extension and shared boundary. The proposed extension does not result in development being erected forward or behind of the existing building line. There is one window proposed at first floor in the western side elevation facing the neighbouring property. This will serve a bathroom and will therefore be obscurely glazed. Therefore, no adverse impact on No.16 Harewood Avenue is expected in respect of loss of light, sense of overbearing or loss of privacy.

Visual Amenity/External Appearance:

The application dwelling is located to the northwestern extents of Harewood Avenue, hosting a relatively prominent position within the street scene. As such, careful consideration should be given to the impact of the proposal on the character of the area.

The first-floor side extension be set back from the principal building line of the host dwelling and the ridge will fall just below that of the main dwelling. As a result, the extension will remain sufficiently subservient to the main dwelling. Its worth noting, there are varying styles of the first-floor extension in the vicinity. It is therefore not considered the development will appear out of character as the precedent for this type of development is set.

The proposed extension will be constructed in brickwork and white cladding to the elevations, upvc windows and doors and grey roof tiles, all of which are consistent with the existing dwelling. The development will therefore integrate sufficiently into the street scene.

The overall scale and design of the proposed extension is considered acceptable when read in relation to the existing property and its neighbours and will not result in an unsympathetic or over dominant addition. As such, the proposal is acceptable from a visual amenity perspective.

Highways and Parking:

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

Landscape/Ecology:**Bats**

A preliminary bat roost assessment was conducted at the application site on the 22nd April 2026. The survey concluded that there was no evidence of bats at the site and the building itself offers negligible roosting potential.

Biodiversity

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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.