

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	04/06/2026	Manager:	KH	Date:	05/06/26

Application Ref:	3/2026/0279			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/04/26	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed entrance porch to front elevation
Site Address/Location:	Inshriach Neddy Lane Billington BB7 9ND

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council: Consulted on 17/4/2026, no comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
N/A	

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: 3/2014/0979 – Discharge of Condition 2 (materials) of planning consent 3/2013/0763 (Approved). 3/2014/0669 – Minor amendment to approved application 3/2014/0096 Application to change roof material from wooden shingles to zinc shingles (Approved). 3/2014/0096 – Discharge of conditions 3 (garage design) and 4 (landscaping) of planning consent 3/2013/0763 (Approved). 3/2013/0763 – Erection of 1No detached dwelling house, c/w garage, vehicle parking/turning and garden (Approved). 3/2011/0422 O/L – Outline planning application for the erection of two detached dwellings together with associated garages, parking/turning areas and gardens (Approved).

PD removed: condition 3 of 3/2014/0669 and condition 5 of 3/2013/0763.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwelling at Inshriach, Neddy Lane. The surrounding area is characterised by a number of individually designed detached dwellings of various heights and style and open countryside. The property is a result of a planning permission granted in 2013 (3/2013/0763) for the erection of 1No detached dwelling house, c/w garage, vehicle parking/turning and garden. Condition 5 removed permitted development rights from the resulting dwelling and therefore any development within the property's curtilage requires formal planning permission. The application property itself is of a unique architectural design, comprising of render and timber cladding to the external elevations, roof tiles and aluminium framed double-glazed windows.

Proposed Development for which consent is sought:

The application seeks consent for a modest porch extension to the front (south-eastern) elevation of the property. The proposed porch is designed to measure 2.1 metres by 3.1 metres and will feature an asymmetrical gabled roof. The roof will have a lower eaves height of 2.4 metres, with the upper eaves and ridge heights at 3.08 metres and 4.74 metres, respectively. The south-west facing side elevation will incorporate a single personnel glazed door and one Velux rooflight.

With respect to materiality, the proposal would be finished in render to the elevations, roof tiles with treated timber barge boards and aluminium framed double-glazed fittings to match that of the existing property.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle, subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible’*

The proposed development would be located to the south-eastern gable elevation of the application property. Taking account of the siting, it is not considered that the proposal would result in any measurable undue harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] 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.'

In addition, Policy DMH5 states that:

'Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located'.

Whilst the proposed development would introduce an external projection, the porch would be sited to the front gable elevation of the original building and would comprise a relatively small scale, measuring 3.18m by 2.14m. The porch would also be read as a modest addition, matching the unique architectural design of the dwellinghouse, including external facing materials to match the original materials featured to the dwellinghouse. Accordingly, it is not considered that the proposed works would result in any measurable undue harm upon the existing visual amenities of the application property or the surrounding area. The proposal therefore accords with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development.

Landscape/Ecology:

No ecological constraints have been identified in relation to the proposal. 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.