

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	02/07/2026	Manager:	KH	Date:	02/07/26

Application Ref:	2026/0298			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21/05/2026	Site Notice:	21/05/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed demolition of existing side extension and replacement with new single-storey side extension. Existing garage to be altered internally and externally to create first floor annex accommodation
Site Address/Location:	New Laithe Lower Chapel Lane Grindleton Clitheroe BB7 4RN

CONSULTATIONS:	Parish/Town Council
Grindleton Parish Council make the below points - Side extension will add to the aesthetic of the house. - Annex has a significant height. - Existing property is 3 bedrooms which is ample. - Could increase traffic to the site.	

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:
Relevant Core Strategy Policies: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached property in Grindleton. The surrounding area is predominately residential in nature being typified of varying styles of dwelling. The application site itself falls within the designated National Landscape.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey side extension following demolition of the existing conservatory. Consent is also sought for the alteration of the existing garage, inclusive of a roof lift, to accommodate annex accommodation.

Principle of Development:

Policy DMH5 of the Ribble Valley Core Strategy allows for the construction of annex accommodation on the basis of the development in question providing a modest level of accommodation capable of integration into the host dwelling in the event of changes to future circumstances.

In this instance, the proposed annex accommodation would be limited to a bedroom, shower room and living area and would therefore fall within the threshold of modest ancillary accommodation that would be capable of integration into the host dwelling in the event of changes to future circumstances. Particularly taking into consideration the location of the development within the roof space of the existing garage. The proposal would therefore satisfy the requirements of Policy DMH5 and as such is considered to be acceptable in principle.

Impact Upon Residential Amenity:

The application dwelling is positioned in a large curtilage and a sufficient distance from neighbouring receptors. As such, no adverse impact will be caused result of the proposal in terms of residential amenity.

Visual Amenity/External Appearance:

Policy DMG1 is engaged insofar that it largely relates to all built-form development proposed within the borough, in this respect Policy DMG1 reads as follows:

In determining planning applications, all development must:

DESIGN

- 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.*
- 4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.*
- 5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

Key Statement EN2 states that *'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area'*.

Extension.

The proposed single-storey side extension in respect of scale is modest and comparable to that of the existing conservatory being just 520mm larger in width. The extension will therefore remain entirely subservient to the host dwelling and is considered acceptable from a scale perspective.

The design of the extension is simple to reflect the linear vernacular of the main dwelling. The materials reflect those found on the existing dwelling and will integrate sufficiently. It is recognised that there is a large section of glazing proposed on the side elevation of the extension, which may appear more contemporary in nature. However, particularly taking into consideration the fact the extension will replace the existing entirely glazed conservatory, and paired with the existence of several large sections of glazing on the existing main dwelling, it is not considered this would look out of character.

Annex.

The accommodate annex accommodation within the first floor, the existing garage will benefit from a marginal roof lift. This will take the eaves and ridge from 2.3m and 4.75m respectively to 2.5m and 5.56m. It is not considered that this small increase would result in the structure taking a dominant position within the residential curtilage or wider street scene.

In respect to other design alteration, a new access door will be positioned to the rear of the building to provide access to the annex accommodation. The southeastern side elevation will feature large sections of glazing. Given these elevations are not visible from the highway or wider public realm, this is not considered to be of harm the character of the site or wider area. Although these elements are more domestic in appearance, they are well screened.

Highways and Parking:

LCC Highways raise no objection to the proposal subject to condition relating to the use of the annex and bicycle storage.

Given the annex will be used in association with the main dwelling, which has substantial garage storage and a large curtilage, it is not considered allocated cycle storage is justified.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder application.

Bats.

A preliminary bat roost assessment has been conducted at the application site on 20/04/2026. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

Other Matters:

Flood Risk

Part of the site is at risk of surface water flooding. A Flood Risk Assessment has been submitted in support of the application and the measures and mitigation methods within this survey should be adhered to.

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.