

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	17/06/2026	Date:	EP	Manager:	LH	Date: 18/6/26

Application Ref:	3/2026/0303			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	Various	Site Notice:	22/05/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of a detached building to provide annex accommodation ancillary to the main dwelling to the rear of the site.
Site Address/Location:	38 Mitton Road, Whalley, BB7 9RX.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No representations 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 DMG3: Transport & Mobility Policy DME6: Water Management Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0934: Proposed single storey rear extension to form dining room and ground floor WC. 3/2021/0895: Proposed loft conversion and detached garage. Resubmission of 3/2021/0573 (Approved). 3/2021/0573: Proposed two storey rear extension and detached garage (Refused). 3/2004/0171: Proposed two storey extension to the rear of the dwelling (Approved). 3/1994/0624: Bedroom and dining room extension (Approved).

3/1991/0721: Extension to rear (Refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a parcel of residential curtilage to the rear at No.38 Mitton Road, Whalley. The site to which the proposal relates is located within the defined settlement area of Whalley and part of the site is at risk of surface water flooding. That aside, the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the construction of a detached annex building to the rear of the application dwelling.

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. 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 openings proposed to the rear and side elevations would not have a direct interface with any nearby residential receptors, providing views predominantly towards the private amenity space associated with the application property and open fields. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

There are two windows proposed on the principal elevation of the annex which will face the application property and its neighbours. The window facing the neighbouring No.40 Mitton will be obscurely glazed and therefore does not raise any concerns in respect of privacy.

The annex is set away from the neighbouring receptors to mitigate any adverse impact in respect to loss of light or overbearing impact.

With the above in mind, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

The proposed annex would be sited to the rear of the application property and is single storey in nature therefore remaining entirely subservient the application property and its neighbours. The footprint of the annex building would also be modest relative to the footprint of the host property and would therefore read as a subservient addition to the host dwelling and application site. Furthermore, the proposal would incorporate external facing materials to match the primary dwellinghouse, including natural stone elevations and a slate roof, ensuring visual integration

Taking account of the above, the proposal is considered acceptable with respect to visual amenity and external appearance.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to conditions.

One condition relates to the submission of construction method statement. Given the open nature of the rear of the site, paired with ample parking space, it is not considered this is necessary.

In addition, LCC have requested that the existing access be paved in bound porous materials in the 6m leading from the highway. However, this is an existing access and it outside of the red edge boundary for the site. As such, this is not considered justified.

Landscape/Ecology:

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

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 it is 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.
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