

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	08/09/26	Manager:	KH	Date:	11/09/26
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Application Ref:	3/2026/0318			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	18/08/2026	Site Notice:	31/07/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey extension with balcony above together with boundary and landscaping works.
Site Address/Location:	Dungeon Cottage Saccary Lane Mellor Lancashire BB1 9DL

CONSULTATIONS:	Parish/Town Council
Mellor Parish Council: no response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
LCC Footpaths: Consulted on 15/06/2026, no response received.	
CONSULTATIONS:	Additional Representations.
No additional 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 DME1: Protecting Trees and Woodlands
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2004/0556 – lounge and bedroom extension. Resubmission of 3/2004/0281 (Approved).

3/2004/0281 – Lounge and bedroom extension (Refused).

3/1976/0208 – Alterations to cottages (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a two-storey detached dwelling known as Dungeon Cottage, located within the Open Countryside, approximately 1km north-east of the defined settlement area of Mellor. Two public rights of way pass directly to the north and west of the site.

Proposed Development for which consent is sought:

Consent is sought for a proposed single-storey side extension, with a balcony above, with boundary and landscaping works.

The proposed single-storey extension would project approximately 2.98m from the eastern side elevation of the application dwelling, with a length of 2.8m and a height of 2.57m. On top of the proposed extensions' flat roof, a balcony with a 1.1m glass balustrade would be featured, with a maximum height of 3.67m.

With regard to landscaping works and boundary treatments, the existing wooden post fencing would be replaced with a 1.1m-high glass balustrade on the northern and eastern elevations. Furthermore, on the eastern elevation, it is proposed to add hardstanding to provide space for an EV charging space and remove part of the side embankment to allow for this, with the existing 1.4m retaining wall extended further along.

With regard to materiality, the proposed extension would feature stone to the elevations, a membrane roof and glass balustrading.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle 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 single-storey extension and first floor balcony would not have any direct interface with any nearby residential properties, providing views solely towards the open countryside located to the North of the proposal site on the opposite side of Saccary Lane.

With regard to the landscaping and boundary treatments, the physical works would not be located in close proximity to numerous residential properties and would comprise low-level works and structures in the form of a stone retaining wall, glass balustrade, and surface treatments and, as such, would not be harmful to the amenity of any neighbouring residents.

As such, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission. The proposal therefore accords with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that:

‘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’.

The proposed works would be directed to the eastern elevation of the application property. Although vegetation along the front boundary and existing trees along the eastern boundary partially screens the application site, the development would be visible from the public highway.

Notwithstanding this, it is not considered that the proposal would result in any detrimental impact upon the existing visual amenities of the immediate locality or wider open countryside. The proposed single-storey side extension and first-floor balcony would appear appropriate in size, scale, and design when viewed in context with the existing built form of the property, and the proposed materiality would visually integrate with the existing external-facing materials featured to the primary dwellinghouse.

In addition, the hardstanding area, retaining walls, and glass balustrade would be constructed with materials that are in keeping with the vernacular of the surrounding area.

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:

Lancashire County Council Highways have not been consulted on the proposed development; however, the proposal would not result in an increase in the number of bedrooms at the site nor would it involve any alterations to the existing parking arrangements at the front of the property or site access. The proposal is therefore considered acceptable with respect to highway safety and parking.

Drainage:

Surface Water Flood Risk

The flood risk map for the application site indicates that the development is classed by the NPPF as a ‘less vulnerable’ residential development, falling at risk of surface water flooding. Therefore, it is not considered that there will be any risk of damage during a flood event that would require mitigation. As such, the surface water discharge from the site will remain as existing to the current system.

Landscape/Ecology:

Trees

There are a number of trees within and adjacent to the proposal site. Whilst it is not anticipated that the proposed development would result in any direct impact upon these trees, tree protection measures should be incorporated throughout the construction phase of the development in order to mitigate the risk of any adverse impacts. This can be secured by an appropriate condition.

BNG

With regards to biodiversity net gain, 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:

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.