

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	27/07/2026	Manager:	LH	Date:	27/7/26
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Application Ref:	3/2026/0324			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/2026	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey extension to rear, raised deck to rear and covered car port to side.
Site Address/Location:	3 Chesterbrook Ribchester PR3 3XT

CONSULTATIONS:	Parish/Town Council
Consulted on 19/05/2026, no comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections. It is considered that the proposed extension and associated works will not result in a severe impact on the operation or safety of the local highway network and as such accords with the relevant provisions of the National Planning Policy Framework (Para.116) in respect to highway and transport impacts.
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 DMG3: Transport & Mobility Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is occupied by a semi-detached bungalow known as No.3 Chesterbrook, located within the defined settlement boundary of Ribchester. With regard to materiality, the application features smooth white-painted render to the elevations, interlocking concrete roof tiles, stained timber doors, and white PVC double-glazed windows.

The application site is located in a predominantly residential area, typified by two-storey semi-detached dwelling houses, which are surrounded by open countryside. Furthermore, the application dwelling house benefits from no prior extensions and is only constrained by surface water flood risk.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single-storey extension and raised deck to the rear elevation and a covered carport to the side elevation.

The proposed single-storey extension would project out from the rear elevation by 2.96m, with a width of 6.48m and eave and ridge heights of 3.23m and 5.22m, respectively. With regard to materiality, the extension would feature smooth white painted render to the elevations, interlocking concrete tiles, White PVC double-glazed windows, all to match existing and a composite door.

The proposed raised deck would project 3.59m from the proposed rear elevation, with a width of 6.48m, be raised approximately 0.94m above ground floor level, and feature a glass balustrade with a maximum height of 1.71m, and a set of steps on the west side elevation leading down to the garden. The decking would feature reconstituted boards in a timber effect with a glass balustrade.

The covered carport would project 3.09m from the western side elevation, have a length of 6.85m, and reach a maximum height of 3.23m to match the existing eaves height of the dwellinghouse. It would be constructed from corrugated Perspex.

Principle of Development:

The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations.

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 openings would provide views similar to those afforded by the existing window configuration at the rear of the dwellinghouse, looking predominantly towards the private amenity space associated with the application property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

Regarding No.5 Chesterbrook, the east-side elevation has a ground-floor-level obscure-glazed window that would be affected by the proposed carport; however, desktop analysis showed that the existing window serves a kitchen, which is not classified as a habitable room. As such, there are minimal concerns regarding potential loss of light. Overall, it is considered that the proposed extension would not result in any significant loss of outlook or daylight to neighbouring habitable room windows. The development is therefore regarded as having an acceptable relationship with this neighbouring residential property.

The application site exhibits a ground level variation of approximately one metre between its highest and lowest points. Consequently, the proposed raised decking will be positioned around 0.94 metres above ground floor level, increasing its visual prominence. It is acknowledged that the existing decking at

neighbouring property No. 5 Chesterbrook does not have planning permission. Nevertheless, as both properties feature decking, any potential overlooking is reciprocated, thereby mitigating undue impact on residential amenity. Additionally, No. 4 Eastgate, the rear neighbouring property, is situated roughly 30 metres from the rear elevation of No. 3 Chesterbrook. Therefore, the proposed extension and decking are unlikely to have any material effect on the amenity of No. 4 Eastgate and No. 5 Chesterbrook.

Taking the above into account, 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 extension is of a simple appearance that is commonly found within such domestic settings. Whilst the extension and decking will benefit from a somewhat elevated position, given their location at the rear of the property and given it will be afforded limited views from the nearby public realm, it is not considered that the proposed extension and raised decking will be read as being an unsympathetic or discordant addition nor will the structure result in any significant adverse impacts upon the character or visual amenities of the immediate or wider area.

With the exception of a composite door, the proposed extension would also be finished to match the external appearance of the existing property, including smooth white painted render and white UPVC double-glazed windows, ensuring visual integration and further reducing the impact of the proposal.

Whilst the proposed carport would be afforded visibility from the adjacent public realm, being sited to the western side elevation of the application property, the development would appear appropriate in size and scale when read in context with the existing built form of 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:

Ribble Valley Core Strategy Policy DMG3 states that:

‘All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards’.

In addition, Policy DMG1 states that all development must:

‘1. consider the potential traffic and car parking implications.’

2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated’.

This application has been subject to review by Lancashire County Council Highways. The Local Highways authority notes that there are no changes to the existing access, and the existing off-street parking arrangements remain unaffected.

Furthermore, LCC and the Council are of the opinion that the proposed development and associated works will not result in a severe impact on the operation or safety of the local highway network and as such, accord with the relevant provisions of the National Planning Policy Framework (Para. 116) in respect of highway and transport impacts and Key Policies DMG1 AND DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Surface Water Flood Risk

The flood map for the application site indicates that the northern and western boundaries are in areas at risk of surface water flooding, with a yearly chance classified as low. The applicant states in their flood risk assessment that since an open carport is proposed for the western elevation of the dwellinghouse, excess water will drain down the sloping drive and into the lower garden to the rear. Furthermore, the dwelling’s raised timber floors with a vented subfloor will allow floodwaters to drain from the front to the rear of the property should they reach any height. Since the proposal involves the erection of a rear single-storey extension, raised decking and covered carport, the development is classified as a householder development. Therefore, it is not envisaged that the proposals will increase the surface water flood risk at the application site or adjacent areas.

BAT Report

A preliminary Bat Roost Assessment Report has been submitted in support of the application. The report concludes that no current or historic evidence of roosting bats was found in any part of the site and the building has negligible potential for roosting sustainability. As such, the surveyor considers the survey work reasonable for assessing the building’s roost potential, and no further survey work is deemed appropriate.

The surveyor does not consider that the proposed development is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended), therefore, the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

BNG

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