

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	04/08/2026	Manager:	KH	Date:	04/08/26

Application Ref:	2026/0352			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/08/2026	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed dormer extension to both side elevations.
Site Address/Location:	34 Fountains Avenue Simonstone Burnley BB12 7PY.

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council have no objections to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
CONSULTATIONS:	Additional Representations.
No comments 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 recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The proposal relates to a detached dwelling within the settlement boundary of Simonstone. The application site itself is not on any designated land. The surrounding area is primarily residential and is typified of a number of similar detached properties.
Proposed Development for which consent is sought:

Consent is sought for the construction of two dormer extensions to either side of the roof slope.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that all development must

- *Not adversely affect the amenities of the surrounding area.*
- *Provide adequate day lighting and privacy distances.*
- *Have regard to public safety and secured by design principles.*
- *Consider air quality and mitigate adverse impacts where possible.*

The two properties with the potential to be impacted by the proposal are No.2 and No.6 Tintern Close.

The proposed dormer extensions will benefit from new window openings facing neighbouring properties. The eastern side of the existing roof slope benefits from a much smaller dormer extension featuring one window opening which serves a bathroom. The proposed dormer to the eastern side elevation is much larger, but due to the orientation of the existing dwelling won't result in any loss of light or overshadowing. The eastern dormer has two windows openings proposed, one is in an identical position to the existing bathroom window. The second is positioned further north and therefore creates new opportunity for overlooking into neighbouring private amenity space. It is recognised that there is similar arrangement to this found on neighbouring properties, but this would not justify harm to residential amenity. To mitigate this harm, the proposed window openings would need to be obscurely glazed which can be achieved via planning condition.

Similarly, the proposed dormer to the western side of the roof slope has two window openings proposed. However, due to the orientation of the application dwelling and the neighbouring dwelling within their plots, the dormer windows will provide views solely of the front curtilage of the neighbour to the west. Given the open nature of the front boundary, this front curtilage is not considered private, and the views afforded from the proposed windows would be similar to that already afforded from within the public realm. Therefore, no adverse impact is expected in this respect to warrant refusal or to require further mitigation.

Visual Amenity/External Appearance:

The proposed dormer extensions will be readily visible from within the public realm, and as such consideration must be given into the impact on the visual amenities of the area. The proposed dormers will be constructed so that they meet the ridge line of the existing roof and occupy the majority of the roof slope. Whilst the dormer extension would be a visually prominent addition to the dwelling, there are dormers of the same style found in the vicinity, as such it is not considered they would look out of character.

In respect of materials, the proposal will consist composite cladding to the elevations with uPVC windows, all of which match the existing dwelling. There are varying types and colours of cladding found in the vicinity and therefore, it is considered that the proposal will integrate sufficiently into the street scene.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal. They raise no objection given the 2 parking spaces required by parking standards can be achieved within the curtilage of the property. Therefore, the Highway Development Control Section would raise no objection to the proposal on highway safety grounds subject to conditions.

Landscape/Ecology:

A preliminary bat roost assessment was conducted on the 08/09/2025. The survey concluded that there was no evidence of bats present within the building and the property itself offers negligible roosting potential. However, it is considered that there is an opportunity to boost roosting potential via the introduction of artificial bat boxes.

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.