

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	19/08/26	Manager:	LH	Date:	21/8/26
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Application Ref:	3/2026/0354			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/06/26	Site Notice:	26/06/26	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed demolition of existing side extension and rear conservatory. Construction of new two-storey side extension and single-storey rear extension.
Site Address/Location:	13 Brookside Old Langho BB6 8AP

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council: Consulted on 22/06/2026, no representations received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections to the proposal, provided a parking plan is submitted to the LPA demonstrating that 3 standard parking spaces can be provided within the curtilage of the property.

CONSULTATIONS:	Additional Representations.
Six representations have been received by the council from four separate households commenting on the proposal. Two households have stated support for the proposal, stating: - High-quality and sympathetic proposal - Proposed works match the established character of the street - Would be in keeping with the two-storey extensions already existing on properties in the surrounding area - Proposed building materials will match the existing dwelling - Will still leave the application site with an ample amount of private amenity space - No negative impact - Will add great value to the property - There is established street precedent for two-storey extensions - Visually subordinate to the dwellinghouse - Would not overdevelop the plot - Respects the daylight, sunlight and privacy of surrounding properties - No risk of overbearing impact or intrusive overlooking - Allows a property to be modernised for contemporary family living Two households have objected to the proposal, stating: - Concerns over scale of the proposed development - Would impact neighbouring homes - First-floor ensuite window would directly overlook the neighbouring property - Narrow distance between proposed extension and neighbouring property - Significant loss of privacy into primary habitable room and private amenity spaces	

- If permission is secured, a condition needs to be placed upon the en-suite window to be obscure glazed and non-opening below a height of 1.7m internal floor level
- Size and scale of extension is excessive
- Detrimental impact on the character of the surrounding area
- Overbearing impact
- Overlooking impact
- Over dominant and intrusive form
- Would erode the existing sense of openness
- Extension is larger than existing extensions on neighbouring properties
- Clear and unacceptable harm
- Submitted plans only contain approximate dimensions
- Proposed plan sizes do not line up with the Land Registry map of the property and its boundaries
- Scale of the proposed development would not fit inside the plot
- First floor side facing windows are unacceptable and unjustified
- Poor design
- Lack of access to maintain or construct the extension
- Access required for scaffolding or construction would be denied by adjacent neighbours

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:

3/2013/0847 - Proposed single storey side bedroom/bathroom/utility room extension for disabled use (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey semi-detached dwelling at No.13 Brookside, Old Langho. The property comprises rendered masonry walls, UPVC windows and doors, and would feature a part felt flat roof and part concrete roof tiles. The site to which the proposal relates is situated in a cul-de-sac, adjacent to Langho Wood and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the proposed erection of a two-storey side extension and a single-storey rear extension. The proposal would involve the demolition of the existing single-storey side extension and the rear conservatory.

The proposed two-storey extension would project 4m from the north-west side elevation with a depth of 7.15m. It would feature a pitched roof with an eaves height of 5.2m; the eaves and ridge are to be at the same height as existing. No.2 windows would be featured to the front elevation; No. 3 windows and No. 1 door to the north-west side elevation, and to the first-floor north-east rear elevation, no. 1 window would be featured.

The proposed single-storey extension would have a rearward projection of 4m, and a width of 10.5m and would feature a lean-to roof form with an eaves height of 2.71m and a 15-degree roof pitch. The lean-to roof would feature no.3 rooflights and the north-east rear elevation would feature no.2 windows and a set of patio doors.

With respect to materiality, the proposal would feature rendered masonry walls, uPVC windows, uPVC doors and concrete roof tiles all to match existing.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject 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 openings to the front and rear elevations of the two-storey extension would offer views comparable to those currently provided by the existing window arrangement of the main dwelling. The openings proposed to the north-western side elevation would face habitable room windows on the gable elevation of the adjacent property at No. 12 Brookside. However, these new proposed openings would be set approximately 9 metres from the first-floor windows on No. 12 Brookside’s side elevation. To mitigate any potential impacts on privacy, it is recommended that these windows be conditioned to be obscure glazed.

With respect to the single-storey rear extension, the proposed openings would primarily provide views towards the rear garden of the application property and the land bordering the site to the rear. Consequently, the development is not expected to create any new opportunities for direct overlooking or loss of privacy. There is, however, some concern regarding the potential loss of light to No. 14 Brookside, the adjoining property. The proposed rear extension would be situated directly adjacent to the shared boundary and, as a result, would lead to a degree of light loss to the rear ground floor windows of No. 14. The agent has indicated that this is not an issue, as No. 14 is reportedly intending to apply for a similar rear extension. However, since the Local Planning Authority has neither received nor approved such an application, and no construction work has commenced, this does not constitute a material planning consideration. It is acknowledged that the applicant could alternatively implement permitted development rights for a rear extension up to 4 metres in length and the same width as the existing rear conservatory. In this context, any resultant impact on neighbouring properties is considered acceptable under this fall-back position. Therefore, this concern does not warrant refusal of planning permission.

As such, the proposed development is considered acceptable in regard to impact upon residential amenity and therefore complies 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 application property is situated in a prominent location and therefore the proposed two-storey side extension would have a clear visual impact on the existing street scene.

Ordinarily, the Local Planning Authority seeks to ensure that two-storey extensions are both set down from the main ridgeline and set back from the principal elevation. This approach is intended to ensure that extensions appear subservient to the main dwelling. In this case, such amendments were requested prior to determination; however, the applicant did not submit revised plans addressing the planning officer’s concerns regarding potential visual impact. As a result, the proposed extension would be flush with both the principal elevation and the main ridgeline of the dwelling.

It is, however, noted that planning permission has previously been granted for similar two-storey extensions at No. 6 Brookside (application 3/2025/0549), No. 7 Brookside (application 3/1998/0239), No. 1 Brookside (application 3/2014/0362), No. 2 Brookside (application 3/2016/0039), and No. 16 Brookside (application 3/2017/0948). While the extension at No. 16 does not appear to have been implemented, those at Nos. 1, 2, 6, and 7 Brookside have been constructed flush to the principal elevation and ridgeline, mirroring the current proposal.

Given these existing extensions form part of the established visual context and exhibit designs consistent with the proposal, it is considered that the absence of a setback or reduced ridge height would not result in an incongruous or discordant addition. The proposed extension would not cause undue harm to the character of the dwelling or the wider street scene. Furthermore, the side projection would not be excessive, as the extension would be narrower than the existing two-storey dwelling. The use of rendered masonry, concrete roof tiles, uPVC doors and uPVC windows to match the existing property would ensure the development visually integrates with the original dwelling.

The proposed single-storey rear extension would have a rearward projection of 4m and a width of 10.5m. The proposal is therefore considered a modest addition to the dwelling, appropriate in size and scale when read in context with the built form of the application property.

Taking account of the above, the proposed development, on balance, is considered acceptable with regard to visual impact on the amenities of the immediate and wider locality and complies with Policy DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

LCC Highways has reviewed this application and raises no objection to the proposed development, subject to a parking plan being submitted demonstrating that the 3 parking spaces required by parking standards can be provided within the curtilage of the property. Subsequently, these three standard parking spaces have been shown on the ‘existing and proposed site plans’ drawing ref: HA26008-02-B.

Landscape/Ecology:

Bats

A preliminary Bat Roost Assessment Report has been submitted with the application dated 16th June 2026. The report concludes that no current or historic evidence of roosting bats was found in any part of the site, and that 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.

BNG

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