

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	30/07/2026	Manager:	LH	Date:	31/7/26
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Application Ref:	3/2026/0362			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/06/2026	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Planning Permission for existing single storey rear extension and front porch.
Site Address/Location:	12 Fairsnape Avenue Longridge Lancashire PR3 3TL

CONSULTATIONS:	Parish/Town Council
Longridge Town Council: consulted on 12/06/26, no response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Longridge Neighbourhood Plan

Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey terraced property, known as No.12 Fairsnape Avenue, located within the defined settlement boundary of Longridge. The property consists of off-white render to the elevations, concrete interlocking roof tiles, and uPVC windows and doors. The surrounding area is residential and comprises numerous terraced and semi-detached two-storey dwellings. With regard to constraints, the property benefits from no additional constraints, aside from being located within the adopted Longridge Neighbourhood Plan Area.

Proposed Development for which consent is sought:

The application seeks retrospective consent for the erection of a single-storey rear extension and a front porch. The front porch projects out 1.12m, with a width of 2.02m, and would have eaves and ridge heights of 2.62m and 3.3m, respectively.

The rear single-storey extension projects out by 4.07m, with a width of 7.82m, and features a lean-to roof with eaves and ridge heights of 2.4m and 3.4m, respectively. Furthermore, the rear extension features a metal flue with a maximum height of 4.58m, which would fall under permitted development rights as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended, Part 1, Schedule 2, Class G, as such planning permission is not required.

Principle of Development:

The proposal relates to a domestic extension to an established residential dwelling and, as such, is acceptable in principle, subject to further detailed assessment of the relevant 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'*

Furthermore, Policy LNDP3 of the adopted Longridge Neighbourhood Plan states that proposals should:

'have no significant adverse impact on residential amenity for existing and future residents'.

There is no intrusive fenestration proposed; all windows on the rear elevation face into the dwelling's own private amenity space, and the extension does not introduce any new windows or openings to the side elevations that could give rise to direct overlooking of neighbouring properties.

Furthermore, with respect to the impact on No.14 Fairsnape Avenue to the north, the submitted site plan demonstrates that the extension does not breach the 45-degree line drawn from the centre of the nearest habitable room window at No.14.

Taking the above into account, it is not anticipated that the works 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 and Policy LNDP3 of the Longridge Neighbourhood Plan.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

'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’.

Furthermore, Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan states that:

‘All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.’

The extension is located to the rear elevation of the application dwelling and is of a single-storey nature. As a result, the development will not host a highly visible position within the street scene.

In terms of scale, the extension has a moderate footprint, measuring approximately 4.06m in length and 7.81 m in width, with eaves and ridge heights of 2.44m and 3.45m, respectively. As such, the extension will match the architecture of the dwelling house and neighbouring dwellings and would not be read as an incongruous addition to the application site.

With regard to materiality, the rear extension features off-white render walls, interlocking concrete roof tiles, off-white UPVC windows and doors, black UPVC guttering and downpipes, and black UPVC-clad fascias and soffits, all to match existing.

The front porch features a concrete footing, a stone wall rising to 0.9m above ground floor level, and a timber structure constructed from European oak, with fascias and gutters. Whilst the front porch could have been designed more appropriately in terms of materials to ensure visual integration with the wider street scene, its modest footprint and simple design mean it does not represent an overbearing or dominant structure and can be considered an acceptable addition to the dwelling house.

Accordingly, it is not considered that the works 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 and Policy LNDP3 of the Longridge Neighbourhood Development Plan.

Highways and Parking:

The proposal does not seek to alter existing access arrangements, nor does it seek to alter the level of existing parking. As such, no further assessment is required, and the proposal is considered compliant with DMG1 (Access).

Landscape/Ecology:

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:

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.