

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	17/07/2026	Manager:	LH	Date:	17/7/26
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Application Ref:	3/2026/0377			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/26	Site Notice:	12/06/26	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey orangery style extension including alterations to hardstanding, patio area and removal of existing vegetation near boundary.
Site Address/Location:	Ravenswing House Church Lane Mellor BB2 7EY

CONSULTATIONS:	Parish/Town Council
Mellor Parish Council: Consulted by email, no response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.

RVBC Countryside Officer: No objections, recommends a condition securing tree protection measurements.

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 & Woodland
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Whilst the application site partially lies within the designated Green Belt and would therefore be constrained by Key Statement EN1 of the Core Strategy and national Green Belt policy contained in the NPPF, the proposal itself does not lie in the Green Belt, and therefore these policies are not engaged. It is also worth noting that approval of this application is not an acceptance that the entirety of the red edge – some of which falls within the Green Belt – is considered by the Local Planning Authority to be lawful residential curtilage.

Relevant Planning History:

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse, known as Ravenswing House, located within the defined settlement boundary of Mellor. The property consists of natural stone and white render to the elevations, grey slate roof tiles, and white-painted timber window/door frames. The surrounding area is a mix of residential and open countryside. The application site is constrained by TPO No. 1, 1966, and is partially located on the Green Belt.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey orangery-style extension, including alterations to hardstanding, patio area and removal of existing vegetation near the boundary.

The proposed extension would have a total projection of 4.49m from the dwelling's west elevation, with a width of 9.78m, and would incorporate a flat roof form, which would measure 3.3m to the ridge and would feature a roof lantern with a maximum height of 3.8m.

With respect to materiality, the proposed extension would be finished in natural stone, with a grey flat roofing membrane and would feature white-painted aluminium-framed windows on its north, south and west elevations, all to be in keeping with the existing dwellinghouse.

Further proposed alterations include: repositioning the existing steps, extending the stone patio area, removing existing vegetation adjacent to the western boundary, extending the existing hedgerow, and installing new pleached evergreen trees within a trellis framework, ranging from 0.8m to 2.4m high.

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.

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 openings proposed to north, south and west elevations would provide views predominantly towards the private amenity space associated with the application property, and therefore, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

The proposal would also be adequately distanced from neighbouring residential properties so as to mitigate the risk of any adverse harm by way of overshadowing, loss of outlook or daylight. As such, the proposed works are considered acceptable with respect to impact upon residential amenity in this

particular instance and therefore comply 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 will incorporate a flat roof design with a ridge height of 3.3 meters. Additionally, a roof lantern is proposed, increasing the extension's maximum height to 3.8 meters. This ensures the extension remains entirely subservient to the main property in terms of height. Occupying approximately two-thirds of the width of the property's western elevation, the extension's outward projection will be relatively modest at 4.4 meters, and it will not constitute an over dominant feature.

The majority of the extension will be largely screened within the property's rear curtilage, away from the public realm, and will be only partially visible from a limited number of properties on Church Lane.

Furthermore, the extension to the patio, positioned at the rear of the dwelling, will be out of sight from the public realm and therefore raises no visual amenity concerns. In conjunction with this, the retaining wall along the northern elevation will be set back by approximately 2 meters to allow for the repositioning of the existing steps, ensuring their alignment with the western stone boundary wall and further minimizing any potential visual impact.

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:

The proposal would not increase the number of bedrooms at the property, nor would it impact existing parking arrangements. As such, no highway implications are identified.

Landscape/Ecology:

BNG

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

TPO

A comprehensive Tree Protection Plan has been submitted alongside the application, in accordance with the planning officer's request. This assessment aims to identify and mitigate any potential adverse effects on the landscape, in particular the trees protected by Tree Preservation Orders (TPO's) present on site.

The report has been reviewed by the RVBC Countryside Officer, who has confirmed that its recommendations should be secured through appropriate conditions attached to the decision notice.

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.