

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	21/08/2026	Manager:	KH	Date:	27/08/26
----------------	-----------------	----	--------------	------------	-----------------	----	--------------	----------

Application Ref:	2026/0381			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/07/2026	Site Notice:	29/07/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed two-storey side extension, single-storey rear extension, alterations to roof to accommodate an additional storey, material alterations to the facades and a new relocated site entrance.
Site Address/Location:	Hunters Gate West Bradford Road Waddington BB7 3JE.

CONSULTATIONS:	Parish/Town Council
Waddington Parish Council raise no objection to the proposal but request the following considerations - Biodiversity enhancement in line with thew NPPF and Environment Act. - Nesting boxes included in development.	

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 DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a previously link-detached property in Waddington. The neighbouring property, The Hawthorns, recently revived contest for demolition and replacement, part of which included removing

the previous link between the two dwellings. This has commenced and the application property is now detached. The property comprises a slated gabled roof, stone and rendered elevations and timber and UPVC windows. The application property sits amongst a small cluster of residential dwellings on the Eastern outskirts of Waddington with the wider area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Consent is sought for the construction of single-storey rear extension, two storey side extension where the existing integral flat roof garage is sited and alterations to the façade and materials.

Impact Upon Residential Amenity:

The proposed development is located to the south western side of the dwelling where there is currently no neighbouring dwelling. However, work has commenced under application 3/2023/1004 which was for the construction of replacement dwelling within this neighbouring plot following demolition of the original dwelling.

However, should the neighbouring dwelling be constructed, it is not considered there would be any adverse impact. There are no windows in the side elevation of the proposed new dwelling facing the application site, therefore no loss of light would be caused resultant. Similarly, there are no windows proposed in the side elevation of the proposed extension that would face onto this neighbouring property should be it be completed.

The neighbouring dwelling to the north east is sufficient distance from the proposed development to mitigate any adverse impact.

Visual Amenity/External Appearance:

The application dwelling fronts West Bradford Road, as such, the proposed side extension is readily visible from within the public realm, as are the proposed fenestration alterations and changes to roof form.

Firstly, the proposed two storey extension is set below the ridge of the existing dwelling and behind the principal building line. As a result, this part of the proposed remains subservient to the host dwelling and does not appear as a prominent addition. To allow for accommodation within the roof space, a change in roof form if proposed, to feature a hipped profile, on both the main dwelling and extension. Whilst arguably a significant change, this is not an uncommon feature within the exiting street scene. With the new replacement dwelling immediately adjacent, although not yet built, set to feature the same design.

The principal elevation will also feature roof canopy across the garage and principal elevation, along with a modest, pitched roof porch. These elements add architectural interest and are considered acceptable. The proposed front elevation is also to be faced in natural stone; this is consistent with other dwelling found the immediate vicinity and will not appear out of character.

The proposed single storey rear extension is more contemporary in design being faced in composite cladding. However, this part of the proposal is out of sight from within the public realm and therefore does not raise any concerns in respect to visual amenity.

Moreover, the proposed dwelling would be detailed in stone, slate and uPVC windows which would largely reflect the rural vernacular of dwellings and other built form within the locality. As it stands, the application dwelling appears as somewhat of an anomaly within the street scene. The proposed development will allow the dwelling to integrate better into the wider street scene.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to the imposition of several planning conditions.

The first of those relates to a construction management plan on the basis that the property is adjacent to a school, to manage conflict with school drop off/pickup times and the associated traffic. Given the application site is a relatively large plot, and given the nature of the development proposed, this is not considered necessary.

Another condition relating to the cycle storage has been requested, to accommodate storage for 6 cycles. However, given the application is for extension and alteration to an existing residential dwelling, this is not considered justified.

Lastly, a condition relating to the construction of the new driveway is proposed, which will be included on the decision notice.

Landscape/Ecology:**Biodiversity.**

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 11th June 2026. The submitted survey concluded that no evidence of bats was recorded and the building offers no evident roosting potential.

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.