

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	20/07/2026	Manager:	KH	Date:	23/07/26

Application Ref:	3/2026/0385			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/06/26	Site Notice:	19/06/26	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of rear extension, erection of a single storey side and rear extension.
Site Address/Location:	18 Chesterbrook Ribchester PR3 3XT

CONSULTATIONS:	Parish/Town Council
Ribchester Parish Council: Consulted on 04/06/26, no response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
One additional representation was received, stating 'we have no objections to the extension and wish our new neighbours well for the future'.	

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: 83/0379 – Provision of porch (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a two-storey semi-detached dwelling known as No.18 Chesterbrook, located within the defined settlement area of Ribchester. The application site is located in a predominantly residential area, typified by two-storey semi-detached dwelling houses, which are surrounded by open countryside. Furthermore, the application site benefits from the absence of constraints.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing rear extension and the erection of a single-storey side and rear extension. The proposal includes the demolition of the existing flat-roofed extension, which currently projects 2.5m from the rear elevation, with a width of 5.2m and a ridge height of 2.6m. It is proposed to erect a wraparound extension to the rear and side of the application dwelling. The rear extension would project 3.5m from the rear elevation and have a width of 6.9m, and will feature a lean-to roof with an eaves height of 2.8m and a ridge height of 3.5m. The extension would continue around the south-east elevation, projecting out by 1.4m, with a length of 7m, and would feature a lean-to roof with eaves and ridge heights of 2.8m and 3.5m, respectively.

With regard to materiality, the proposed extension would feature a rendered finish with a scraped texture in the colour 'grey' by K-Rend on the elevation, either aluminium- or UPVC-framed windows and doors in RAL 7016, and a tiled roof to match the existing dwellinghouse.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle 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'

With regard to potential overlooking, there are no windows proposed on the side elevations of the proposed development. The windows proposed to the rear north-east elevation would provide views predominantly towards the private amenity space associated with the application property.

The proposal is single-storey and would be adequately distanced from neighbouring residential properties so as to mitigate the risk of any adverse harm by loss of overlook or daylight.

Therefore, it is considered that the development would not have an adverse impact on the residential amenity of the neighbouring properties No's 16 and 20 Chesterbrook, through loss of privacy, overlooking or loss of light. As such, the proposal 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’.

In terms of design, the proposed single-storey extension would be positioned to the rear and partially to the side of the application property. It would be set back 3.7m from the principal elevation of the application dwelling, and can therefore be considered subservient to the scale of the existing dwellinghouse.

Furthermore, the extension is in keeping with previously approved extensions along Chesterbrook, with No.14 Chesterbrook benefitting from a similar wraparound rear and side extension, approved under application 3/2017/0705.

With regard to materiality, the proposed extension would feature a rendered finish with a scraped texture in the colour ‘grey’ by K-Rend to the elevation, a tiled roof to match existing, and either aluminium or UPVC anthracite-coloured framed windows and doors in RAL 7016, and a tiled roof to match existing.

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:

Bat survey

A preliminary Ecological Survey and Assessment in respect of Bat Species and Nesting Birds report has been submitted in support of the application. 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.

However, it is recommended in the survey that roost enhancement measures should be incorporated in the scheme. The basic requirement being that some Sku Beaumaris (or similar) bat boxes be fixed to the southeast/southwest elevations, relatively sheltered from strong winds and ideally 3-4m above ground level, in accordance with manufacturer's instructions.

BNG

With regards to biodiversity net gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Other Matters:

Following a desktop analysis and an on-site inspection, it was determined that the following plans are inaccurate and potentially misleading, as they do not depict the existing garage:

- Existing Floor Plans, Roof Plan and Elevations, ref: 7425 – E01, revision B
- Existing and Proposed Site Plans, ref: 7425 – P04

The agent has confirmed that the existing garage was not shown on the drawings because it was scheduled for demolition. While the submitted drawings should have referenced the existing garage at the time of application, the planning officer has accepted that, following the submission of photographic evidence on 21 July, the garage has now been demolished.

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.