

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	14/07/2027	Manager:	KH	Date:	15/07/26

Application Ref:	3/2026/0390			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/26	Site Notice:	29/05/26	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey extension to front of property to create porch and additional living arrangements.
Site Address/Location:	1 Brown Leaves Grove Copster Green BB1 9AL

CONSULTATIONS:	Parish/Town Council
Salesbury Parish Council: no objections to the proposal.	

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

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 and Mobility Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF) Relevant Planning History: 3/2013/0351: Application for the modification of S.106 agreement of planning permission 3/2012/0745P to provide additional options for disposal of affordable housing units (Approved subject to legal agreement). 3/2013/0260: Application to discharge condition no. 14 (additional tree planting), condition no. 19 (provision of nesting/roosting boxes) and condition no. 20 (demolition and construction method statement) of planning permission 3/2012/0745P (Approved). 3/2013/0229: Discharge of conditions 5, 7, 10, 11 & 12 of application reference number 3/2012/0745/P (Approved) 3/2013/0065: Variation of Condition 15 of planning application no 3/2012/0745 (Approved).

3/2012/0745: Reserved Matters application (following outline approval 3/2011/0482P) for the appearance, landscaping, layout and scale, for 18no dwellings and associated works (Approved).

3/2011/0482: Outline application for demolition of the existing hotel and associated outbuildings and the subsequent redevelopment of the site for residential use (Approved).

PD removed via conditions 16 and 17 of application 3/2012/0745

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey semi-detached dwelling known as No. 1 Brown Leaves Grove, located within the defined settlement area of Copster Green. The property comprises brickwork, concrete roof tiles and UPVC windows and doors. The application site is situated on the south-east side of Longsight Road and benefits from no constraints.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single-storey extension to the dwellinghouse's front elevation to create an enclosed porch and additional living arrangements. The proposed extension would have a total forward projection of 1.8m, with a width of 5.26m, and would incorporate a lean-to roof form, which would measure 2.25m to the eaves and 3.35m to the ridge.

With respect to materiality, the proposed front extension would be finished in brickwork, concrete roof tiles and a UPVC Window and door, all 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'

The application property forms one half of a pair of semi-detached dwellings located on Brown Leaves Grove.

The proposed single-storey front extension would project 1.8 metres from the principal elevation. Due to its orientation and modest depth, the extension would not result in a significant loss of light to neighbouring properties, with the windows within the frontage of the neighbouring property remaining unaffected.

The views afforded by the proposed window arrangement would be comparable to those provided by the existing dwelling, thereby maintaining the current level of residential amenity enjoyed by neighbouring occupiers. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

As such, with regards to residential amenity, the proposal complies with Policy DMG1 of the Ribble Valley Core Strategy.

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’.

The proposed single-storey extension would project 1.8 metres from the front elevation of the dwelling and have a width of 5.26 metres. The eaves and ridge heights are specified at 2.25 metres and 3.35 metres respectively. The front elevation would incorporate one window opening and one door opening. In terms of materials, the extension will utilise a lean-to roof with smooth concrete tiles, brickwork to match the existing, and UPVC or aluminium windows and doors, ensuring both durability and aesthetic integration with the existing structure.

Details of the brickwork specifications have been provided by the applicant, therefore, a condition requiring further submission of materials is not required.

The proposed development would be visible from the surrounding public realm, particularly from No.2 Brown Leaves Grove and Longsight Road, due to its location on the front elevation of the applicant’s property. As such, there are concerns regarding the potential visual impact and the external appearance of the extension. It should be noted that front extensions are not typically supported by local planning policy.

Nonetheless, Longsight Road exhibits a varied streetscape, with no consistent pattern in the height or architectural style of the houses. As such, the proposed extension is not considered to adversely affect the character or appearance of the street.

The proposed extension would not materially project beyond the established building line on Longsight Road. Upon completion, No. 1 Brown Leaves Grove will be set approximately 16.6 metres from the edge of the public footpath, compared to other properties along the road, which are positioned only 14.5 metres from the edge.

As such, the proposed single-storey front extension is considered acceptable, as it would not appear unduly incongruous or over-dominant when assessed in the context of the existing built form. 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 would be exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it would fall under the householder planning application exemption.

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.