

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	20/08/2026	Manager:	KH	Date:	21/08/26

Application Ref:	2026/0392			 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 single-storey extension to side to create annex.
Site Address/Location:	19 Crowtrees Road Sabden BB7 9HE

CONSULTATIONS:	Parish/Town Council
No objection.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

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 Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF) Relevant Planning History: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a semi-detached bungalow property in Sabden. The surrounding area is predominately residential within the immediate vicinity being comprised of similar bungalow properties. The application site within both the designated National Landscape and Sabden Conservation Area.

Proposed Development for which consent is sought:

Consent is sought for the construction of an attached annex by virtue of a single-storey side extension.

Principle of Development:

Policy DMH5 of the Ribble Valley Core Strategy allows for the construction of annex accommodation on the basis of the development in question providing a modest level of accommodation capable of integration into the host dwelling in the event of changes to future circumstances.

In this instance, the proposed annex accommodation would be limited to a bedroom, shower room and living area and would therefore fall within the threshold of modest ancillary accommodation and is attached to main residence that would be capable of integration into the host dwelling in the event of changes to future circumstances. The proposal would therefore satisfy the requirements of Policy DMH5 and as such is considered to be acceptable in principle.

Impact upon Character/appearance of Conservations Area/ Visual Amenity:

The application dwelling is located within the designated Sabden Conservation Area and the National Landscape. As such, careful consideration must be given into the impact of the proposal on the character of the area. The application dwelling itself is located on a more modern parcel of development, that generally doesn't benefit from any significant heritage value. That being said, the immediate wider vicinity is heritage rich, being comprised on natural stone-built properties of historic value.

The proposed single storey side extension is located to the east of the application dwelling, with a substantial set back from the principal building line of approximately 8m. As such, the proposed extension will be completely out of site upon the approach to the dwelling. Given the substantial set back, and flat roof single storey nature of the extension, it will remain entirely subservient to the host dwelling.

Furthermore, the proposed development would be constructed with a render finish which would be similar in appearance to the existing dwellinghouse. It is also noted that there are varying extensions comprising various styles and materials in the area, and therefore the proposed extension and materiality would not appear anomalous or discordant in this respect.

Impact Upon Residential Amenity:

The proposed extension is located to the east of the dwelling where the neighbouring No.21 is located. The neighbouring property benefits form a similar single storey extension adjacent to the adjoining shared boundary. This, paired with the orientation of the dwellings within their plot, means the development will have a negligible impact in respect to loss of light or overbearing impact. There are no window opening proposed within the annex extension that would overlooking any neighbouring property.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objections on highway safety or amenity grounds subject to conditions relating to the use of annex and the introduction of cycle storage. As the annex is to be used in association with the main dwelling, and not a separate residential dwelling, it is not considered

reasonable to request separate cycle storage. However, a condition restricting the use to one that is ancillary will be imposed.

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 22nd 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.