

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	25/08/2026	Manager:	AR	Date:	26/8/26

Application Ref:	3/2026/0450			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/07/2026	Site Notice:	14/07/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey side extension, alterations to the south and west elevations including the removal of timber boarding and new k-rend finish.
Site Address/Location:	16 Hayhurst Road Whalley BB7 9RL

CONSULTATIONS:	Parish/Town Council
Whalley Parish Council: consulted on 24/06/26, no representations received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
United Utilities Plc: Consulted on 24/06/26, no representations received.	
CONSULTATIONS:	Additional Representations.
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 DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF Aug 2026)
Relevant Planning History: 3/2018/0312 – Proposed demolition of existing conservatory and replacement with new, larger extension; alterations to existing fenestration and internal alterations; extension and conversion of existing, attached garage (Approved). 3/2001/0820 – Two-storey extension (Approved). 3/1990/0589 – substitution of house types (Approved). 3/1990/0390 – amendments to plots 11-18, 51 & 52 (Approved). 3/1990/0069 – removal of condition no.7 from planning consent 3/89/0017/P (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey detached dwellinghouse known as No.16 Hayhurst Road, situated within the defined settlement boundary of Whalley. The surrounding area is predominantly residential, and the site itself is not situated on any designated land.

Proposed Development for which consent is sought:

Consent is sought for a proposed single-storey side extension, alterations to the south and west elevations including the removal of timber boarding and a new k-render finish.

The proposed extension will project 2.75m from the side elevation and have a length of 6.86m. It would incorporate a lean-to roof, with an eaves height of 2.47 meters and a ridge height of 3.59 meters. Regarding fenestration, an obscured glazed window is proposed to the extension's eastern side elevation, while a single window will be installed on the extension's southern principal elevation. On the rear elevation of the existing study, one window and one door will replace the current set of double doors. Additionally, the study's roof will be replaced with a lean-to design to match the form of the proposed extension's roof.

Amendments

Prior to the determination of this application, amendments were submitted at the request of the planning officer. These amendments are listed below:

- Removal of the 5 proposed rooflights from the proposed extension's lean-to roof
- Addition of an obscured-glazed window to the proposed extension's eastern side elevation

Principle of Development:

The proposal contains a domestic extension and external alterations 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 proposed openings would provide views similar to those afforded by the existing window configuration at the front and rear of the dwellinghouse, looking predominantly towards the private amenity space associated with the application property. Furthermore, the proposed window on the extension's side elevation would be conditioned to incorporate obscure glazing in order to safeguard the residents' privacy, given that the rear garden gate of No.18 is located adjacent to this window. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

Regarding No.18 Hayhurst Road, there are no windows on the dwelling's western elevation that would be affected by the proposal. As such, there are minimal concerns regarding potential loss of light.

Overall, it is considered that the proposed extension would not result in any significant loss of outlook or daylight to neighbouring habitable room windows. The development is therefore regarded as having an acceptable relationship with this neighbouring residential property and accords 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'.

Whilst the proposed extension would be afforded a high level of visibility from the adjacent public realm, being sited to the eastern side elevation of the application property, the development would appear appropriate in size and scale when read in context with the existing built form of the dwellinghouse. Furthermore, the proposed extension is of a simple appearance that is commonly found within such domestic settings.

Regarding materiality, the proposed extension would feature facing brickwork and tiles to be in keeping with the dwellinghouse. Regarding further external changes, an off-white k-render is proposed to the south and western elevations. The proposed materials are considered in keeping with neighbouring properties, providing sufficient visual integration.

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 securing Biodiversity Net Gain, being a householder application.

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.	