

**Report to be read in conjunction with the Decision Notice.**

|                |                 |           |              |                   |                 |           |              |                |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>AR</b> | <b>Date:</b> | <b>27/08/2026</b> | <b>Manager:</b> | <b>LH</b> | <b>Date:</b> | <b>27/8/26</b> |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|

|                                    |             |                     |            |                                                                                                                                                                                                               |
|------------------------------------|-------------|---------------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 3/2026/0467 |                     |            | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 14/07/2026  | <b>Site Notice:</b> | 14/07/2026 |                                                                                                                                                                                                               |
| <b>Officer:</b>                    | AR          |                     |            |                                                                                                                                                                                                               |
| <b>DELEGATED ITEM FILE REPORT:</b> |             |                     |            | <b>APPROVAL</b>                                                                                                                                                                                               |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed dormer loft conversion to include the extension of the existing flat roof dormer to the rear, alteration of the existing front dormer to a pitched roof, additional pitched roof dormer to the front elevation, installation of conservation rooflights, alterations to external window and door positions including a Juliet balcony and associated internal alterations. |
| <b>Site Address/Location:</b>   | Shire Croft Shire Lane Hurst Green BB7 9QR                                                                                                                                                                                                                                                                                                                                          |

|                                                                             |                            |
|-----------------------------------------------------------------------------|----------------------------|
| <b>CONSULTATIONS:</b>                                                       | <b>Parish/Town Council</b> |
| <b>Aighton Bailey and Chaigley Parish Council:</b> consulted on 01/07/2026. |                            |

|                       |                                                               |
|-----------------------|---------------------------------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b>                  |
| <b>LCC Highways:</b>  | Consulted on 01/07/2026. No objections subject to conditions. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>CONSULTATIONS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Additional Representations</b> |
| <p>One representation from one household has been received, stating objection to the proposal. The concerns raised within this letter can be summarised as below:</p> <ul style="list-style-type: none"><li>- Loss of privacy to neighbouring properties</li><li>- Overlook the neighbouring residential amenity space</li><li>- Loss of treeline and boundary treatment in winter would intensify concerns</li><li>- Light pollution</li><li>- Change the character of the surrounding area</li><li>- Additional noise from proposed windows</li><li>- Long-term project would cause disruption in noise levels, nature and additional traffic</li><li>- Asks for obscure windows and changes to landscaping</li><li>- Intrusive detrimental impact</li></ul> |                                   |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
Key Statement DS2: Sustainable Development  
Key Statement EN2: Landscape  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport and Mobility  
Policy DMH3: Dwellings in the Open Countryside and AONB  
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:** No relevant planning history.

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a detached bungalow with a dormer extension to the front and rear elevations. In terms of materiality, the dwelling consists of render and red brickwork, with a slate roof covering and cladded front and rear dormers.

The application site is situated within the National Landscape, outside of the Hurst Green settlement boundary. PROW BW 7 runs alongside the site's eastern boundary. The surrounding area comprises a mixture of stone-based dwellings, woodland, agricultural fields and open countryside.

##### **Proposed Development for which consent is sought:**

Consent is sought for a proposed dormer loft conversion to include the extension of the existing flat roof dormer to the rear, alteration of the existing front dormer to a pitched roof, additional pitched roof dormer to the front elevation, installation of conservation rooflights, alterations to external window and door positions including a Juliet balcony and associated internal alterations.

The proposed dormer loft conversion would project from the rear elevation by 2.81m, with a width of 12.55m and a ridge height of 5.32m and would feature 5 window openings on the rear elevation. To the front elevation, the existing front dormer's flat roof would be replaced with a pitched roof with a maximum height of 6.4m, and an additional pitched roof dormer would be incorporated projecting out 3.11m, with a width of 2.7m and a maximum height of 6.4m.

Regarding fenestration, alterations to external window/door positions are proposed to the front, rear, and side elevations, including the installation of three conservation rooflights to the front roof slope.

With regard to materiality, the proposed dormers would feature cedar cladding and a slate roof covering to ensure the proposal is in keeping with the existing dwelling and area.

##### Amendments

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

- The proposed Juliet balcony on the western side elevation has been removed
- The proposed dormer extension to the northern rear elevation has been reduced in width and set in from the dwelling's edges

##### **Principle of Development:**

The proposal is a domestic extension and 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 and alterations to fenestration details on the ground floor, eastern side elevation, northern rear elevation and western side elevation would provide a similar outlook to that currently afforded by the existing openings, which it would replace, with views largely directed towards the application property’s own residential amenity space. The proposed no.3 conservation rooflights would replace the existing no. 2 rooflights on the front elevation’s roof slope, also providing similar views to that currently afforded. As such, in this respect the proposal would not introduce any new opportunities for direct overlooking or result in a material loss of privacy.

The proposed additional pitched roof dormer would provide elevated views towards the fields fronting Shire Lane. Accordingly, it is not considered that the development would give rise to any undue impacts in terms of overshadowing, loss of outlook, or reduction in daylight.

The proposed dormer loft conversion would include the extension of the existing flat roof dormer to the rear, and would provide elevated views towards the properties fronting Hill Lane. A separation distance of approximately 30m and 38m, respectively, would be maintained between the proposed development and the front elevations of Poole Cottage and The Haven. This meets the typically recommended separation distance between habitable room windows. As such, the proposal is not considered to give rise to a level of overlooking or loss of privacy sufficient to justify refusal of the application.

Therefore, the development would not adversely affect the residential amenity of the neighbouring properties Hill Croft, Poole Cottage and The Haven 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’.*

The initial proposal for a dormer loft conversion to the rear elevation featured a continuous form with an approximate width of 15 meters. It was determined that such a dormer would appear excessively dominant and incongruent with the rear roof slope. Consequently, the original proposal was considered contrary to Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Subsequent amendments have been submitted, reducing the dormer’s width by setting it in 1.5 meters from each edge, yielding a total width of 12.55 meters. The amended dormer would be screened by the existing treeline and boundary treatment during the summer and spring months. Nonetheless, objections have been raised regarding the potential loss of screening in winter, which may increase the proposal’s visual

prominence. While this concern is acknowledged, the dormer would be located over 30 meters from the front elevations of Poole Cottage and The Haven; therefore, the proposal would not result in undue visual harm sufficient to warrant refusal. Furthermore, the proposed materials are consistent with the existing roof, further integrating the proposed development with the dwellinghouse and reducing its visual impact. As such, concerns regarding the scale of the proposed rear dormer have been addressed and it is now considered a sympathetic addition to the dwelling, in accordance with relevant planning policies.

The front dormer roof alteration and additional pitched-roof dormer would be visible from the public realm; however, in the context of the wider street scene, it is considered a relatively minor alteration that would not result in unacceptable harm to the character or appearance of the area.

Furthermore, with respect to the proposed window openings and alterations to the front, rear and side elevations, after desktop analysis and a site visit, it has been concluded that the window arrangements in the street scene vary and therefore would not be read as an incongruous addition to the dwellinghouse.

Taking the above into account, the proposal is considered acceptable in terms of its impact on visual amenity and the external appearance of the host dwelling and surrounding area and therefore complies with DMG1 and DMH5 of the Ribble Valley Core Strategy.

### **Highways and Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*‘All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards’.*

In addition, Policy DMG1 states that all development must:

- ‘1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated’.*

The application has been reviewed by Lancashire County Council Highways. The local Highways authority notes that there are no changes to the existing access, and the existing off-street parking arrangements remain unaffected and meet the standard parking requirement of 3 parking spaces for a 4-bedroom dwelling.

Therefore, LCC is of the opinion that the proposed development will not result in a severe impact on the operation or safety of the local highway network and, as such, accords with the relevant provisions of the National Planning Policy Framework in respect of highway and transport impacts; subject to the following conditions, the parking are shall thereafter remain available for the parking of vehicles associated with the dwelling and shall be surfaced in bound porous materials and that prior to work starting on site a construction management plan is produced for approval.

The LPA acknowledges that LCC Highways requested this condition; however, because the existing parking spaces would remain unaffected by the proposal and because of the small-scale nature of the development, the above conditions are not considered necessary in this instance.

### **Landscape/Ecology:**

#### Bat survey

A preliminary Bat Roost Assessment Report has been submitted in support of the application. The report States that a daytime survey was carried out on 27<sup>th</sup> April 2026 and that an emergence survey was carried out on 28<sup>th</sup> May 2026, and concludes that bat activity recorded consisted of Soprano and Common Pipistrelle bats

commuting along Shire Lane from the east of the building and a single Common Pipistrelle bat was observed to forage within the garden. Given the observations of the emergence survey, it was considered that the survey effort is appropriate to characterise the roost potential of the building and that the presence of a significant or low conservation value bat roost is unlikely.

However, a method statement has been provided to ensure that bats and their roosts are fully protected and to minimise the disturbance to the bats. Furthermore, the survey recommends incorporating roost enhancement measures into the scheme. The basic requirement is that a compensatory bat box (Greenwood Eco Habitats two crevice boxes) will be placed on site prior to work commencing and shall be used in an emergency to house any bats found during works. The bat box should be relatively sheltered from strong winds and positioned above 4m in height on a south-west or south-east facing tree along the northern treeline.

#### BNG

The development is exempt from securing Biodiversity Net Gain, being a householder application.

#### **Observations/Consideration of Matters Raised/Conclusion:**

#### **RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.