

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	03/09/26	Manager:	LH	Date:	4/9/26
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Application Ref:	3/2026/0477			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/07/26	Site Notice:	31/07/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed refurbishment, partial demolition and extension to existing dwelling.
Site Address/Location:	Moorcot, Nickey Lane, Mellor, BB2 7HF.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to the imposition of conditions.

CONSULTATIONS:	Additional Representations.
One letter of representation was received before the application was made valid, raising concerns that the construction works have already commenced on site.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF) - Updated 2026

Relevant Planning History:

3/2024/0239: Proposed construction of new single storey three-bedroom dwelling in garden, with new access and associated alterations to original dwelling (Approved).

6/9/2437: Proposed bedroom and kitchen extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an established residential property known as Moorcot at No.24 Nickey Lane, Mellor. The site itself is located within the defined settlement of Mellor and forms part of a residential street scene on the western side of Nickey Lane with additional residential development bordering the western extents of the site and open countryside to the eastern extents of the site.

Proposed Development for which consent is sought:

The application seeks planning permission for the partial demolition and extension of the existing dwellinghouse.

As part of the proposed works, the existing single-storey sunroom located on the southern gable elevation of the property would be demolished. In addition, the existing part single-storey, part two-storey rear projection would be removed and replaced with a new part single-storey, part two-storey rear extension extending across the majority of the width of the dwelling.

The proposed extension would project approximately 5m from the rear elevation of the original dwellinghouse. The two-storey element would measure approximately 8m in width and would incorporate a flat roof with a maximum height of approximately 5.1m. The proposed single-storey element would extend approximately 5.8m beyond the northern side of the two-storey extension and would be constructed with a lean-to roof.

In terms of fenestration, the proposed extension would incorporate a number of ground-floor and first-floor openings within the west facing rear elevation. Alterations are also proposed to existing openings on both the northern and southern side elevations of the dwelling.

The front wall of the existing garage would also be removed to create an open fronted car port.

In respect of materials, the proposed development would utilise coursed natural stone, white-painted render, and natural blue slate roof tiles to match the existing dwelling. The proposal also includes the replacement of the existing, white-painted timber framed windows with white uPVC framed windows.

Principle of Development:

The proposal relates to the extension and alteration of an established residential property and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

Impact Upon Residential Amenity:

The proposed development would bring the dwellinghouse marginally closer to the southern side elevation of the neighbouring property at No. 22 Nickey Lane, which contains existing windows facing towards the application site. However, these windows already experience a degree of overshadowing and loss of light arising from the existing built form of the application property. In this context, it is not considered that the proposal would result in any materially greater impact on the residential amenities of the occupants of No. 22 than currently exists.

The proposed alteration to the north-facing elevation, comprising the relocation of the existing first-floor bathroom window, is also considered acceptable. Subject to a condition requiring the window to be obscurely glazed, consistent with the existing arrangement, the proposal would not give rise to any additional opportunities for overlooking or result in an unacceptable loss of privacy for the occupants of No. 22 Nickey Lane.

Furthermore, the proposed development would be situated approximately 22 metres from No. 26 Nickey Lane, the residential property located to the south of the site. Given this separation distance, it is not considered that the proposal would result in any unacceptable impact on residential amenity through overshadowing, loss of outlook, loss of daylight, or overlooking.

It is noted that planning permission was granted in 2024 under application reference 3/2024/0239 for the erection of a bungalow within the garden of Moorcot, located between the application property and No. 26 Nickey Lane. This permission remains extant and it is therefore necessary to consider the potential effect of the proposal on the amenity of the future occupants of this approved dwelling.

The proposed extension would be positioned closer to the approved dwelling than the existing extension it would replace and would incorporate a first-floor bedroom window facing in its direction. However, the northern gable elevation of the approved dwelling does not contain any window openings. Consequently, it is not considered that the proposal would result in an unacceptable loss of privacy, natural light, or outlook for future occupants of the approved dwelling.

The development would also remain approximately 19 metres from the rear elevations of the dwellings fronting Hob Green. This separation distance is considered sufficient to prevent any significant loss of privacy or other adverse effects on the residential amenities of neighbouring occupiers.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy requires development proposals to be sympathetic to existing and proposed land uses in terms of their size, intensity and nature, together with their scale, massing and design. Particular emphasis is placed upon visual appearance and the relationship of development to its surroundings, including its impact upon local character.

Similarly, Policy DP3 of the National Planning Policy Framework requires development proposals to respond positively to their local context, including the history, character and features of the site and its setting, so that they integrate with and enhance their surroundings.

The proposal comprises a substantial extension to a traditionally designed dwellinghouse constructed in stone, render and slate. The extension would project approximately 5m beyond the existing rear elevation and span a total width of approximately 13.8m. Whilst the proposed materials would broadly reflect those of the existing dwelling and assist in achieving a degree of visual integration, significant concerns arise in respect of the overall scale, massing and design of the development.

In particular, the proposed two-storey flat-roofed element would extend across the majority of the rear elevation of the primary dwelling, resulting in a form of development that appears incongruous with the traditional character and proportions of the host property. The scale and breadth of the extension, combined with the flat-roof design, would create an overly dominant and bulky addition that would fail to respect the character of the main dwellinghouse. As such, the proposal would not respond positively to its immediate context.

The Local Planning Authority acknowledged that the proposal would replace an existing two-storey flat-roofed rear extension approved in 1967 under historic planning application reference 6/9/2437. However, the existing extension is considerably smaller in scale, measuring approximately 3.7m in width compared to the proposed 8m width. Consequently, the visual impact of the proposed development would substantially exceed that of the existing extension. Furthermore, the existence of a previously approved flat-roofed extension does not, in itself, justify a materially larger replacement, particularly where current

design standards and policy considerations require development to demonstrate a high quality of design and a positive relationship with the host building.

Moreover, the resulting visual harm would not be confined solely to private views. The application property occupies a prominent position, being a two-storey dwelling set within a street scene of predominantly comprising bungalows, with its gable elevations readily visible from Nickey Lane when approaching from both the north and south. Whilst the appearance of the northern gable elevation would remain broadly comparable to that existing, the enlarged flat-roof extension would be noticeably more prominent in views from the south owing to its proximity to the southern gable wall, being in by approximately 0.3m. As a consequence, the extension would appear as an unduly unsympathetic feature that would detract from the character and appearance of the dwelling and the wider street scene.

Having regard to the above, the proposed extension is not considered to be sympathetic to the scale, massing or architectural character of the host dwelling. Nor would it integrate successfully with, or make a positive contribution to, its surroundings. The proposal would therefore conflict with the requirements of Policy DMG1 of the Ribble Valley Core Strategy and Policy DP3 of the National Planning Policy Framework.

No significant concerns are raised with respect to the removal of the existing single-storey sunroom located on the southern gable elevation of the property, nor the proposed alterations to the existing garage including the removal of the front wall to create an open fronted car port.

Highways and Parking:

An initial consultation response from Lancashire County Council Highways, acting as the Local Highway Authority (LHA), was received on 6th August 2026. Within this response, the LHA sought clarification regarding a number of discrepancies identified within the submitted plans relating to the proposed parking arrangements.

In response, the applicant submitted revised Site Plans and an amended Proposed East Elevation drawing. These documents were subsequently reviewed by the LHA, with updated comments received on 12th August 2026. The LHA notes that the parking arrangement to the north-east of the dwelling had been amended and now shows parking partly accommodated beneath the proposed car port. No objection is raised to this reviewed layout. However, the LHA has requested that the parking area be surfaced in a bound porous material to prevent loose surface material from being deposited onto the public highway. This requirement can be secured by condition.

The LHA also raised concerns regarding the existing surface water drainage arrangements, noting that runoff from the garage roof and associated downpipes at the front of the property currently discharge directly onto the highway. The LHA advises that surface water should not discharge onto the adjacent public maintained highway network and has therefore requested a condition requiring all surface water to be directed to appropriate drainage outfalls within the site curtilage.

The Local Highway Authority (LHA) has recommended that the northern boundary wall be lowered by approximately one and a half brick courses in order to improve visibility for vehicles entering and leaving the parking area. Notwithstanding this advice, the wall forms part of an existing arrangement that already affects visibility for vehicles accessing the garage. As the proposed development would not materially worsen the existing situation, it is not considered reasonable to require alterations to the wall through a planning condition.

Having regard to the above, the LHA raises no objection to the development. It is satisfied that the proposal would not result in an unacceptable impact on highway safety, highway capacity or the amenity of highway users within the surrounding area, subject to the imposition of planning conditions.

Landscape/Ecology:

Bats

The proposed development involves works affecting the roof structure of the dwelling, for which a bat survey would ordinarily be required in support of the application. In this instance, however, it is acknowledged that extensive demolition works have already commenced on site, as evidenced by the submitted *Record of Demolition Works* dated July 2026. Given the extent of the works already undertaken, it is not considered reasonable or beneficial to require the submission of a bat survey at this stage.

Notwithstanding this, bats and their roosts are protected by law, and a precautionary approach should be adopted during the course of the development. Accordingly, should any bats or evidence of bats be discovered during construction works, all works must cease immediately, and advice sought from a suitably qualified and licensed ecologist before works recommence.

Trees

It is noted that a number of mature trees are present within the application site. Whilst the proposed development is not anticipated to result in the loss of, or direct harm to, any existing trees, there remains the potential for inadvertent damage to root systems, trunks, or canopies during the construction phase.

In order to safeguard the long-term health and amenity value of the retained trees, it is considered appropriate to impose a planning condition requiring suitable tree protection measures to be installed and maintained throughout the duration of the construction works. Subject to such a condition, the proposal is not considered likely to have an adverse impact on trees.

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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reasons:

01:

The proposed development, by virtue of its scale, massing and flat-roof form would result in the introduction of an incongruous and unsympathetic form of development that would fail to respond positively to, or enhance, its immediate context. The development would therefore be of detriment to the visual amenities and character of the application property and wider street scene, contrary to the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy and Policy DP3 of the National Planning Policy Framework.