

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	08/09/2026	Manager:	KH	Date:	10/09/26
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Application Ref:	3/2026/0480			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21/08/2026	Site Notice:	07/08/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing conservatory, erection of two-storey rear extension, new entrance porch and installation of rooflights.
Site Address/Location:	16 Warren Fold Hurst Green BB7 9QS

CONSULTATIONS:	Parish/Town Council
Aughton Bailey and Chaigley Parish Council: consulted on 14/07/2026, no response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection to the proposal, of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

CONSULTATIONS:	Additional Representations.
One additional representation has been received, objecting to the proposed development. Their comments are summarised below: - Loss of light to amenity space - Loss of privacy and overlooking - Possible noise, disturbance and congestion during the construction period - Driveway is shared access	

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 & Mobility Policy DMH3: Dwellings in the Open Countryside and AONB Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History:

3/1984/0209: Erection of 8 link garages (Approved)

3/1982/0260: Proposed erection of 17 dwellings including car ports and 1no. attached and detached garages (Approved)

3/1980/0988: Proposed erection of 14 dwellings in 3 terraces and detached garages (Approved)

PD rights removed under application 3/1982/0260.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey terraced property at No. 16 Warren Fold. The property consists of grey render, slate roof tiles and white uPVC windows. The site to which the application relates is located within the defined settlement area of Hurst Green as well as the National Landscape (formerly AONB). The surrounding area is predominantly residential, with a relatively new housing development (3/2012/0964), comprising 30 dwellings, located directly to the rear of the application site.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing conservatory, erection of a two-storey rear extension, a new entrance porch and installation of rooflights.

The proposed two-storey rear extension would project 3.068m beyond the rear elevation of the main dwellinghouse and would extend a width of 6.693m. The design would feature a pitched roof with eaves and ridge heights of 4.685m and 6.735m, respectively, and a large glazing element on the rear elevation, including no.2 windows and a set of bi-folding doors.

The proposed oak-framed entrance porch would project 1.28m beyond the principal elevation of the property and extend 2.23m in width. A pitched roof form would be featured, measuring 2.13m to the eaves and 3.19m to the ridge, and would be finished in natural slate roof tiles to match the porch at No.15 Warren Fold.

Furthermore, No.2 rooflights are proposed to be featured to the dwelling's rear roof pitch.

In regard to materiality, the proposal would feature wet dash rendered walls, white painted timber windows with natural stone surrounds, powder-coated uPVC bi-folding doors and slate roof tiles.

Amendments

The planning officer requested an amendment prior to the determination of this application to ensure the proposal's acceptability. The amendment sought was to lower the two-storey rear extension's ridgeline to make the proposed extension appear more subservient to the dwellinghouse; these amended plans were received on 28/08/2026.

Principle of Development:

The proposal relates to a domestic extension and alterations to an existing residential property and is therefore 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’*

While the proposed two-storey rear extension would be set back from the south-east and north-west curtilage boundaries, thereby mitigating any potential overbearing impact on neighbouring properties, its height of 6.735m and width of 6.693m present some potential for overshadowing the windows of No’s. 15 and 17 Warren Fold. No. 17 Warren Fold is partially protected from this impact by the presence of No. 16’s garage, which is located between the dwellinghouse and the proposed two-storey extension. In contrast, No. 15 Warren Fold would be separated from the proposed development by only 0.225m. However, whilst the proposal would result in some impact on the ground floor shower room and a slight impact on a first floor bathroom at No. 15 this would not result in any loss of light to habitable rooms and, as such, this does not raise any undue concerns. Additionally, the proposed porch would extend 1.28m beyond the front elevation but would not be positioned in close proximity to any neighbouring habitable room windows. Overall, the proposed development is not considered to result in any significant loss of outlook or daylight to any neighbouring habitable room windows, and therefore has an acceptable relationship with this neighbouring residential receptor.

The proposed two-storey rear extension would feature a large element of glazing to the rear elevation which would provide views towards the property of No.15 Fox Fall Drive; however, the proposal would not have a direct interface with any neighbouring windows and would replace the existing conservatory, which is proposed for demolition. Furthermore, the proposed openings would offer views comparable to those currently provided by the existing window arrangement of the main dwelling. As such, it is not anticipated that the proposed development would result in new opportunities for direct overlooking or loss of privacy.

Taking the above into account, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission. The proposal therefore 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’.

As the application site lies within the Forest of Bowland Area of Outstanding Natural Beauty, consideration must also be given to the effect of the proposal on the surrounding natural landscape. Key statement EN2 of the Ribble Valley Core Strategy states that *‘the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, features and building materials.’*

The proposed two-storey extension would project 3.068m from the rear elevation of the application dwelling and would have an eaves height of 4.685m and a ridge height of 6.735m. The side elevations of the proposed extension would be set in from the side elevations of the dwellinghouse, and an amendment has been secured to reduce the ridgeline to 6.735m from 7m. Therefore, the proposed two-storey extension would take a subservient position in relation to the primary dwelling house and would not read as an overtly incongruous or over-dominant addition to the immediate or wider locality.

Whilst the proposal would feature a large element of glazing to the rear which would be visible from the highway of Fox Fall Drive, the proposed extension would replace an existing modern uPVC conservatory which is proposed for demolition. In addition to this, many of the properties along Fox Fall Drive and Loach Field Close appear relatively modern in design, incorporating prominent elements of glazing to their front elevations. In this respect, it is not considered that the proposed development would result in any significantly detrimental impact upon the visual amenities of the host property or the wider AONB landscape to a degree that would exceed the existing and warrant the refusal of the application.

Whilst the proposed front porch would be publicly visible from the highway, the proposal would be sympathetic to, and reflective of, the existing dwellinghouse by virtue of its modest proportions and design, therefore resulting in a wholly subservient addition to the property. Furthermore, the proposed porch would be of a similar appearance to the front porch at No.15 Warren Fold, being constructed from an oak frame with open elevations and a slated pitch roof. As such, the proposed addition is considered an acceptable form of design, with its overall scale, massing and materiality not significantly impacting upon the street scene or the visual amenities of the surrounding area. Furthermore, the application dwelling also benefits from a relatively large front garden area, with the property itself being set back from the highway of Warren Fold. In this respect, the proposed porch extension would not appear an over-dominant or anomalous addition to the application property or the wider street scene.

Taking account of the above, the proposed development, on balance, is considered acceptable with regard to visual impact on the amenities of the immediate and wider locality and complies with Key Statement EN2 and Policies 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'.*

Lancashire County Council Highways have reviewed this application and have stated that they have no objection to the proposal, as they are of the opinion that the proposed development will not significantly affect highway safety or capacity in the immediate vicinity of the site.

Nonetheless, due to the proposal increasing the number of bedrooms from 3 to 4 and therefore increasing the required number of parking spaces, the planning officer requested a parking plan demonstrating that the site has capacity for 3 standard parking spaces; this was submitted on 28/08/2026. Accordingly, with regard to highways and parking, there are no objections to the proposal, and it complies with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Bat Survey

A preliminary Ecological Survey and Assessment in respect of Bat Species and Nesting Birds report has been submitted in support of the application. The report concludes that no current or historic evidence of roosting bats was found in any part of the site, and that the building has negligible potential for roosting sustainability. As such, the surveyor considers the survey work reasonable for assessing the building's roost potential, and no further survey work is deemed appropriate

The survey recommends incorporating roost enhancement measures into the scheme. The basic requirement is that a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box be installed on site in accordance with the manufacturer's instructions to provide roosting potential for the local bat population and this can be secured by an appropriate condition.

BNG

With regard to biodiversity net gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is 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.