

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	07/09/2026	Manager:	LH	Date:	8/9/26
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Application Ref:	2026/0496			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	04/09/2026	Site Notice:	NA	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed rear dormer and erection of a garden room.
Site Address/Location:	Casa Mia 8 Beauley Avenue Simonstone BB12 7HU

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0024: Proposed first floor extension above existing attached garage. 3/2002/1033: Domestic garage extension. 3/2000/0629: Extensions and alterations.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached bungalow property in Simonstone. The application site does not benefit from any special designations, and the surrounding area is predominately residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the erection of rear dormer extension, conversion of the attached garage and replacement of the garage door and the rection of a detached garden building.

Impact Upon Residential Amenity:

The proposed dormer extension features window openings in the rear elevation, however, there is a substantial distance between this opening and neighbouring receptors to the rear to mitigate any direct overlooking. There is also established, tall boundary treatment at the rear of the site that provides screening.

The proposed garden building is located in the southwestern corner of the garden, in close proximity to the shared boundary. The application dwelling is on a higher ground level than the adjoining neighbours and as a result the garden room would have a comparable impact in respect to overbearing or loss of light as the existing fence panels. The neighbouring property to the south benefits from a similar detached structure which will provide a level of screening of the proposal. The garden room is only marginally taller than the boundary fence currently in situ.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the cabe/English heritage building on context toolkit.*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. 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, including impact on landscape character, as well as the effects of development on existing amenities.*

In consort with DMG1 Policy DMH5 stipulates 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 proposed dormer extension will be located within the rear roof slope and as such does not host a readily visible position from within the public realm. Nonetheless, the dormer occupies a small portion of the roof slope and is set above the eaves and below the ridge of the main dwelling. As such, the dormer would not read as a prominent or dominant addition to the roof slope. The dormer will be faced in black pvc cladding which has a similar appearance in terms of colouring to the roof tiles. Given the screened location, this choice of materials is acceptable.

The existing garage doors will be replaced with standard window openings to accommodate conversion to living space. Whilst this is readily visible, it is not considered it would appear out of character. It is a modest alteration that does not substantially alter the appearance of the dwelling.

The proposed garden room is located within the rear garden and as such is completely screened from within the public realm. The building itself has a modest footprint and would be a subservient addition to the residential curtilage. The garden room will be constructed in timber effect cladding which is typical for a residential building of this nature.

Highways and Parking:

The proposal involves the conversion and therefore loss of the existing garage space as parking. However, the property benefits from a substantial driveway with plenty of off-road parking to mitigate this loss.

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 02/02/2026. The submitted statement concluded that a full report is not necessary given the very low risk associated with the proposed work, 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.