

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	25/09/2026	Manager:	LH	Date:	7/10/26
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Application Ref:	3/2026/0516			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	27/08/2026	Site Notice:	27/08/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed balcony and stair arrangement to the existing garage/annex.
Site Address/Location:	17 Elm Tree Grove Brockhall Village Old Langho BB6 8HP

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council: Consulted on 28/07/2026, no representations received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
CONSULTATIONS:	Additional Representations.
One additional representation has been received, raising concerns about a change from a landscaped area to hardstanding.	

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 DME1: Protecting Trees & Woodland Policy DME2: Landscape & Townscape Protection National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2024/0191 - Non-material amendment to planning permission 3/2023/0174 to add French doors and glazed Juliet balcony to gable and vertical cladding to south west elevation (Approved). 3/2023/0174 - Proposed erection of a detached garage with office/studio above (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application site relates to a detached two-storey dwellinghouse known as No.17 Elm Tree Grove. The application site sits within the wider context of Brockhall Village and benefits from a detached two-storey garage.

Regarding constraints, the application site is located within a landfill gas consultation zone, contaminated land, and adjacent to TPO 7/19/3/11.

Proposed Development for which consent is sought:

Consent is requested for the proposed installation of a balcony and staircase to the existing garage/annex. The proposed alterations would be situated to the north-east elevation of the outbuilding, featuring a balcony projecting 2 meters from the façade with a width of 3.7 meters. The balcony floor will be positioned 2.7 meters above ground level, enclosed by a 1.1-meter-high glass balustrade. A powder-coated steel staircase is proposed at the south-east corner of the balcony, providing access to the first-floor office/studio.

Principle of Development:

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

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, 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 application property in question lies at the end of Elm Tree Grove on a corner plot. The proposed balcony and staircase will replace an existing Juliet balcony on the north-eastern elevation of the garage. This elevation faces a treeline marked as TPOs under 7/19/3/11, providing substantial boundary treatment to the east of the application site.

Given that this elevation of the development has no direct interface with any nearby residential receptors, it is not considered that the proposed alterations would result in any further impact to residential amenity by way of direct overlooking or loss of privacy. As such, with regard to residential amenity, the proposed development 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 application property is located within a fairly large plot, with the detached garage structure occupying a fairly screened position within the surrounding landscape, being sited at the end of a private driveway. The Blackburn Rovers football pitches run adjacent to the north of the site, which affords partial views of the development site. However, the application site benefits from boundary treatment that provides a modest level of screening.

The proposed alterations are relatively minor in scale replacing an existing Juliet balcony and, as such, the proposed balcony and staircase would not constitute an over-dominant addition to the dwelling. The design incorporates hollow section steel columns, timber joists with composite decking, a glass balustrade, and a powder-coated steel spiral staircase. Whilst the proposed development is not commonly seen in the surrounding area, its design and materials are sympathetic to the existing character of the property and its ancillary buildings. The partial screening from the public highway further mitigates its visual impact, ensuring that the addition remains appropriate within its context.

As such, the proposed development, based on the garage's relatively screened location and modest level of development, is considered acceptable in regard to visual amenity under Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

No highway implications identified.

Landscape/Ecology:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning application.

Trees

A tree referenced as G1 within the tree root protection plans sits within TPO No.3 1989. Whilst it is not anticipated that the proposed development would result in any direct impact upon these trees, tree protection measures should be incorporated throughout the construction phase of the development in order to mitigate the risk of any adverse impacts. This can be secured by an appropriate condition.

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.