

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	15/09/2026	Manager:	LH	Date:	17/9/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	----------------

Application Ref:	3/2026/0556			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/08/2026	Site Notice:	19/08/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement single-storey rear extension.
Site Address/Location:	Lower Cockhill Farm, Hothersall Lane, Hothersall, PR3 2XB

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
CONSULTATIONS:	Additional Representations.
No representations 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 DMG3: Transport & Mobility
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2000/0299**

EXTENSION TO DWELLING
Approved with Conditions

3/1994/0051

EXTENSION AND ALTERATIONS TO EXISTING DWELLING
Approved with Conditions

3/1992/0440

FIRST FLOOR EXTENSION
Approved No Conditions

3/1983/0059

Extension and alterations to dwelling
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is occupied by a two storey, detached dwelling located outside settlement boundary of within the Open Countryside. The site forms a cluster of buildings, including two former agricultural buildings and is located approximately 1km to the south-east of the settlement of Longridge.

The site is located outside of the Longridge Neighbourhood Plan Area and is predominantly rural in character with sporadic built form within the vicinity. The northern and eastern site boundaries adjoin open fields. There is also a Public Right of Way (FP0323003) which runs along the northern boundary of the site from Hothersall Road.

Proposed Development for which consent is sought:

The proposed development is for the demolition of an existing single storey extension to the rear of the dwelling. The existing extension comprises a mono pitched roof element and a separate hipped roof extension. The proposed extension would have a depth of approximately 7.1m to the north end and a depth of approximately 3.6m at the southern end. The extension would also have a cantilever roof to provide an overhang and a large stone feature column located centrally within the rear elevation. The extension would have a flat roof with a height of approximately 2.6m with the stone column feature at approximately 3m in height. The extension would feature large, glazed windows to the rear and side elevations with a smaller casement window to the north-west elevation. Two raised flat rooflights are also proposed to the roof.

Principle of Development:

The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered 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'*

Lower Cockhill Fold is the closest neighbouring property to the proposed extension and due to the distance of over 25m and the siting of the extension in relation to the neighbouring dwelling, it would not likely result in any adverse impact to amenity.

As such, it is not anticipated that the proposed development would result in any significant undue harm upon the amenity of any nearby residential properties and the development is compliant with the above parts of Policy DMG1.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

'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, Ribble Valley Core Strategy Policy DMG2 states that:

'Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting'.

Lastly, 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 proposal is considered to constitute a fairly large single storey extension with a maximum depth of approximately 7.1m. The modern design contrasts with the more traditional conservatory on the north-east elevation and appears somewhat at odds. It is acknowledged that the proposed extension would replace an existing extension and would be of a similar depth that could be constructed under a larger homes extension prior notification application.

The proposed extension would be located to the rear of the building and whilst the adjacent footpath is mostly screened by hedgerow and trees, there may be some glimpses of the extension when viewed along the footpath. Overall, the extension would not add significant bulk and mass to the dwelling and would read as a contrasting modern addition which takes design features of the existing dwelling, such as the stonework. The agent for the application has confirmed that the casement window to the north-west elevation would match the existing windows and the proposed new doors to the extension would be RAL 7035 (light grey). Whilst this does differ to the existing windows, the existing dwelling had a number of sage green doors and the proposed new doors would not be dissimilar, constituting a light colour which compliments the existing, but creates a separation between the existing dwelling and the modern features of the extension. This should be secured by way of planning condition.

As such, the proposal is considered to accord with Policies DMG1, DMG2 and DMG5 of the Ribble Valley Core Strategy subject to conditions.

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 proposal would not increase the number of bedrooms at the property, nor would it impact on existing parking arrangements. As such, the proposal is considered to accord with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Other matters

Flood Risk

The flood map for the application indicates that part of the application site is in an area at risk of surface water flooding, with a 1:100 annual likelihood of flooding. The applicant states in their flood risk assessment that the use of the site is not changing, with minor additional surface area being created; the floor level will match existing, and the drainage will be dealt with as existing. Since the proposal involves the demolition of an existing extension and the erection of a new single-storey rear extension, the development is classified as a householder development. Therefore, it is not envisaged that the proposals will increase the surface water flood risk at the application site or adjacent areas.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval subject to conditions.

RECOMMENDATION:	That planning consent be granted subject to conditions.
------------------------	---