

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	15/09/26	Manager:	LH	Date:	17/9/26
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Application Ref:	3/2026/0563			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of condition 2 (plans) to change the external wall boundary on permission 3/2025/0227 for proposed single storey extension to rear.
Site Address/Location:	10 Hollies Road, Wilpshire, BB1 9NA.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0227: Proposed single storey extension to rear (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a semi-detached two-storey dwellinghouse at no.10 Hollies Road. The property comprises render to the external elevations, slate roof tiles and uPVC windows and benefits from an existing integral garage and study. The site to which the proposal relates is located within the defined settlement area of Wilpshire and the surrounding area is predominantly residential in character, whilst land designated as Green Belt borders the site to the rear.

Proposed Development for which consent is sought:

Planning permission was granted under application reference 3/2025/0227 for the construction of a single-storey rear extension.

The current application seeks a minor amendment to the approved scheme, comprising a 0.25m increase in the width of the rear extension and a slight alteration to the proportions of the window within the rear elevation.

Accordingly, permission is sought under Section 73 of the Town and Country Planning Act to vary the approved plans condition and substitute the approved drawings associated with planning permission 3/2025/0227 with the revised plans submitted as part of the current application.

It is understood that construction work has commenced on site.

Impact Upon Residential Amenity:

The application seeks permission to amend the approved scheme through a 0.25m increase in the width of the previously approved rear extension. As a result, the extension would be positioned approximately 0.25m from the shared boundary with No. 12 Hollies Road, rather than the 0.5m separation approved under application 3/2025/0227.

Under application 3/2025/0227, the extension was originally proposed to project 3.5m from the rear elevation of the dwelling immediately adjacent to the common boundary with No. 12 Hollies Road. Given the presence of neighbouring windows in close proximity to the boundary, concerns were raised regarding the potential loss of light and overshadowing arising from the development, particularly having regard to the southerly position of the application site relative to No. 12.

To address these concerns, the scheme was amended to incorporate a 0.5m set-back from the shared boundary. Although it was acknowledged that some degree of overshadowing would still occur, significant weight was afforded to the fallback position available under permitted development rights, which would allow for the construction of a single-storey rear extension projecting up to 3m from the rear elevation and positioned directly on the boundary without the need for planning permission. In this context, the 0.5m set back was considered sufficient to mitigate the additional 0.5m projection beyond that which could be constructed under permitted development.

The supporting information submitted with the current application explains that, during construction, it became apparent that the approved wall position could not reasonably be achieved while maintaining the structural integrity and practical construction requirements of the extension. The applicant advises that an appropriate structural connection to the existing rear wall could not be secured whilst retaining the approved 0.5m separation from the boundary. Consequently, the extension has been constructed approximately 0.25m from the shared boundary, which is stated to represent the maximum achievable offset without compromising the structural stability of the development.

Whilst the amended scheme would position the extension closer to No. 12 Hollies Road than previously approved, the additional impact arising from a 0.25m reduction in the boundary separation is considered to be relatively limited. No increase in the height or rearward projection of the extension is proposed, and the overall scale and form of the development remain substantially as approved. Accordingly, whilst a marginal increase in overshadowing may result, it is not considered that the amendment would give rise to a materially greater impact upon the living conditions of neighbouring occupiers than that already accepted under planning permission 3/2025/0227.

The proposed alteration to the proportions of the rear elevation window is similarly considered acceptable, as it would not introduce any additional overlooking, loss of privacy, or other adverse effects upon neighbouring residential amenity beyond those associated with the approved scheme.

On balance, the proposed amendments are not considered to result in a level of harm to residential amenity that would justify refusing planning permission in this instance.

Visual Amenity/External Appearance:

The proposed amendments, comprising a 0.25m increase in the width of the extension and a modest increase in the size of the rear elevation window, are considered to have a negligible impact on the overall design, scale and appearance of the development. The amendments would not materially alter the character of the approved extension or its relationship with the host dwelling and the surrounding area. Accordingly, no concerns are raised in respect of design or visual amenity.

Highways and Parking:

The proposed variation carries no implications with regards to highway safety or parking.

Landscape/Ecology:

The proposed variation carries no implications with regards to ecological matters.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:	That the application be approved.
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