


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	03/06/2025	Manager:	SK	Date:	04.06.25
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Application Ref:	2025/0191			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	02/07/2024	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement porch to front.
Site Address/Location:	6 Knunck Knowles Drive, Clitheroe BB7 2JF.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
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: 2024/0228: Proposed demolition of existing conservatory, two-storey and single-storey extension to rear. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwelling on Knunck Knowles Drive, Clitheroe. The application dwelling is not sited on any designated land and the surrounding area is predominantly residential in nature.
Proposed Development for which consent is sought:

Consent is sought for the construction of the single-storey porch extension located to the front of the proposed, this will replace the existing canopy porch at the dwelling.

Impact Upon Residential Amenity:

The proposed single storey extension is to be located to the principal elevation of the dwelling replacing the existing canopy porch. The proposed development is a sufficient distance from neighbouring dwellings, and is modest in overall scale, to mitigate any potential adverse impact in respect to loss of light or any sense of overbearing.

As such, based on the above observations, it is not considered that the proposed development would result in any significant harm to residential amenity.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy 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 in 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.*

The application dwelling hosts a corner position and consequently the proposed development can be afforded high levels of visibility, as such careful consideration must be given, in respect of visual impact.

The proposed porch extension is modest in respect of footprint, measuring approximately 2.8m by 4.1m at its widest points. When read in relation to the host dwelling, which is a substantial detached property, the porch will remain entirely subservient.

In respect of materials, both of the proposed extension will be constructed in red facing brickwork to match the existing dwelling, with a traditional slate roof and uPVC windows. These materials are consistent with those found on the application dwelling, as well as properties in the immediate vicinity, as such the development will integrate sufficiently into the wider street scene.

There are various types of porch extensions and forward projections within the existing street scene on neighbouring dwellings. It is therefore considered that the proposed development will not cause undue harm to the visual amenities of the area.

Highways and Parking:

No highway safety implications identified.

Landscape/Ecology:

No ecological constraints identified.

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:	
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That planning consent be granted subject to the imposition of conditions.	
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