


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	05/06/2025	Manager:	SK	Date:	9.6.25
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Application Ref:	2025/0202			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	29/05/2025	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey flat-roof extension with lantern light to rear.
Site Address/Location:	3 Wyre Close, Clitheroe BB7 2FN.

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:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached dwelling on a relatively new development in Clitheroe. The surrounding area is predominantly residential in nature and the application site is not on any designated land.

Proposed Development for which consent is sought:

The application seeks consent for the erection of a single-storey rear extension to accommodate extended living space. There is an existing rear bay outrigger that will be removed to accommodate the development.

Impact Upon Residential Amenity:

The application dwelling has two adjacent neighbours known as No.1 and No.5 Wyre Close. The proposed extension will extend almost the entire width of the host dwelling and will project 4m from the rear elevation of the dwelling. Whilst there may be a slight degree of overbearing created for neighbouring receptors, the proposed development complies with the requirements of permitted development. Therefore, on the basis that a similar extension could be erected without consent, and that any impact would be marginal, it is not considered there are grounds for refusal on this basis.

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.*

The proposed extension is located at the rear of the application dwelling and is therefore largely screened from view from within the public realm. Small levels of visibility may however be afforded from Mersey Grove. As established above, the proposed development complies with the requirements of permitted development. Nonetheless, the proposal is modest in relation to the host dwelling and will remain subservient to the parent dwelling.

In regard to materials, the extension will be constructed using Bradstone to the elevations and uPVC windows to match the existing property. This is consistent with development in the vicinity. The proposed development will therefore integrate sufficiently into the street scene.

Highways and Parking:

No highway safety implications identified.

Landscape/Ecology:

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

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.