


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	21/05/2025	Manager:	SK	Date:	12.6.25
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Application Ref:	2025/0223			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	13/05/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed two-storey side extension to side.
Site Address/Location:	21 Park Avenue, Clitheroe BB7 2HP.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.

CONSULTATIONS:	Additional Representations.
One letter of representation received raising the following concerns	
<ul style="list-style-type: none">- Loss of light- Potential overshadowing	

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 planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:
The application relates to a semi-detached property on the Northwestern side of Park Avenue in Clitheroe. The application site itself is not on any designated land and the surrounding area is predominantly residential in nature, being typified of similar semi-detached, terraced and bungalow properties.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side extension to accommodate extended living space on the ground floor and an additional bedroom with ensuite to the first floor.

Impact Upon Residential Amenity:

The application dwelling has two immediately adjacent neighbouring properties known as No.19 and No.23 Park Avenue. No.23 is located at the eastern side of the dwelling, given the extension is to project from the western side elevation of the application dwelling, the existing dwelling itself will screen the development for the reports of No.23. As such, no adverse impact on residential amenity is expected in this respect.

No.19 is located to the west of the application dwelling, where the proposed two-storey extension is to be sited. The extension will measure 5.1m in length and will project 1.22m from the shared boundary with No.19. No.19 has two window openings on its eastern side elevation; however, it is understood that these are secondary windows and not the only source of light to these rooms. In addition, the proposed extension does not project the entire length of the dwelling, with the existing dwelling being set well behind the principal building of No.19. As a result, the development will not inflict any significant loss of light to a degree that would warrant refusal.

There is no new window openings proposed in the side elevation of the dwelling, so there is no loss of privacy concerns in this respect. To the rear of the extension, there are glazed doors proposed at ground floor and a singular window opening at first floor. The ground floor opening will provide views solely of the applicant's rear garden. The first-floor window creates potential for overlooking into the rear private amenity space of the property to the rear (No.20 Hawthorne Place), this window will serve an ensuite, so it is expected that the window would be fitted with secure glazing. This will be secured via planning condition to protect the amenity of No.20.

It is recognised that a letter of representation has been received, raising concerns over potential loss of light for the property to the rear, No.20 Hawthorn Place and the potential impact to habitable rooms and solar panels. Desktop analysis shows that the proposed extension will be approximately 8.5m from the shared boundary with No.20 and approximately 19m from the rear elevation of No.20 itself. This is considered a sufficient distance, particularly taking into consideration the south easterly orientation of the rear garden of No.20, to mitigate any potential loss of light. In addition, the proposed extension is significantly shorter in height than the existing dwelling and its neighbouring properties.

As such, based on the above observations, it is not expected that the proposed development will have any significant adverse impact on residential amenity to a degree that would warrant refusal.

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 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 fronts Park Avenue, with the extension proposed hosting a visually prominent position, as such careful consideration must be given into the impact of the proposal on the character of the area.

The extension will measure 5.1m by 3.7m in length and width, with an eaves and ridge height of 5.1m and 6.8m respectively. The extension will feature set back from the principal building line of the dwelling by approximately 820mm with the ridge falling well below that of the existing dwelling. As a result, the proposed development will take an entirely subservient position to the host dwelling.

In respect to materials, the extension will be constructed using rough cast render to the elevation with a natural stone plinth, white uPVC windows and a slate roof. These materials are consistent with the existing dwelling, as well as properties in the vicinity. It is therefore considered the proposal will integrate sufficiently into the street scene without causing harm to the character of the area.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and initially requested a parking plan to demonstrate the dwelling can accommodate 3 off road parking spaces in line with parking standards. Subsequently, a plan was submitted, which demonstrates the drive is wide enough for 3 spaces, although said spaces are not comfortably useable given the width of the access from the highway. LCC requested further detail demonstrating that the spaces can be utilised. However, given the location of the dwelling in a sustainable position close to town centre amenities, the plan provided demonstrating at least two useable spaces can be provided is considered sufficient in this instance.

Landscape/Ecology:

BNG.

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

Bats.

A bat roost assessment was conducted at the application site on 28.02.2025. The survey concluded that no evidence of bats was recorded, and the building itself offers negligible roosting potential. As such, no further survey work required.

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.