


Report to be read in conjunction with the Decision Notice.

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| Signed: | Officer: | EP | Date: | 17/06/2025 | Manager: | SK | Date: | 17.6.25 |
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| Application Ref: | 2025/0235 | | |  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 |

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| Development Description: | Proposed single-storey flat-roof extension to rear. |
| Site Address/Location: | 59 Kemple View, Clitheroe BB7 2QD. |

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| CONSULTATIONS: | Parish/Town Council |
| No objections raised. | |

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| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | N/A |
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| 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 recent planning history.

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

The application relates to a semi-detached bungalow property in Clitheroe. The surrounding area is predominantly residential in nature being typified of similar bungalow style properties. The application site itself does not fall on any designated land.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single storey rear extension to accommodate extended living space.

Impact Upon Residential Amenity:

The application dwelling has two adjacent neighbouring properties known as No.57 and No.61 Kemple View. The neighbouring No.57 is to the northeast of the development site with the existing driveways providing a sufficient separation distance to mitigate any potential adverse impact.

No.62 adjoining the application dwelling. Given the modest rearward's projection of the proposed extension, it is not considered there would be any significant adverse impact in respect of loss of light or sense of overbearing. As such, the proposal is considered acceptable from a residential amenity perspective.

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 proposed extension is located to the rear of the application dwelling and as such is not readily visible from within the public realm. Nonetheless, the proposed extension is modest in respect of footprint, measuring just 8.35m by 2.85m. Similarly, the overall height of the extension is modest being flat roof design and 2.8m in height. As a result, the extension will remain entirely subservient to the host dwelling.

In respect of materials, the extension will be faced in red facing brickwork to match the existing dwelling with uPVC windows. As such, despite the screened location of the extension, it will integrate sufficiently into the site.

Highways and Parking:

No highways implications identified.

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 preliminary bat roost assessment was carried out at the application dwelling on 27.03.2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

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.

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