


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	08.05.25	Manager:	LH	Date:	10/06/25
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Application Ref:	2025/0243			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	SK			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed extension to rear, raised patio to the side of the proposed extension and ramp to the side of the house providing access to the patio and the rear of the house.
Site Address/Location:	7 Old Road Chatburn BB7 4AB

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council have raised no objection to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
N/A	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposal.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history directly relevant to the determination of the current application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing two-storey residential dwelling fronting Old Road, Chatburn. The application property is located within the defined settlement limits of Chatburn. The property is bounded to the east and west by existing residential dwellings (number 5 and 9 respectively). With the site being bounded to the south by an existing area of open unused greenfield land. The character of the area is typically residential, being characterised by dwellings of differing configurations that remain of a similar appearance.

Proposed Development for which consent is sought:

The application seeks consent for the erection of a single storey extension to the rear (south) elevation of the existing dwelling. It is proposed that the extension will benefit from a rearward projection of 5.1m measuring 3.8m in width. The extension will be of a gabled appearance measuring 2.3m at eaves and 3.4m at ridge when measured from floor-level. It is proposed that the extension will be erected atop and existing realised patio area, with the resultant ridge height of the extension being approximately 5.2m above ground level at its greatest extents - due to the sloping nature of the rear garden area associated with the dwelling.

It is further proposed that a raised patio area will be erected that will interface directly with the western extents of the existing raised patio platform, with the patio being approximately 630mm above ground level, with a small, ramped area also being proposed on the western elevation of the dwelling to facilitate access to and from the newly created patio area.

Impact Upon Residential Amenity:

Given the proposed extension will be located adjacent existing neighbouring residential receptors, also benefitting from being in an elevated position, consideration must be given in respect of the potential for the proposed structure to result in undue impacts on nearby affected residential amenities. In this respect Policy DMG1 is engaged which seeks to protect against development which would result in detrimental impacts upon the residential amenities of nearby residential occupiers.

The proposed extension will occupy a raised position, being constructed atop and existing raised patio area located to the rear of the application. Given the raised nature of the proposed extension, the structure could give rise to both overlooking from an elevated position into the adjacent garden area of the dwelling directly to the east (no. 5), with consideration also having to be given in respect of potential overbearing impacts as a result of the raised nature of the structure.

However, the existing raised patio area, when utilised by occupants of the dwelling would already afford some limited views eastward towards the neighbouring affected dwelling. In this respect the proposed extension is unlikely to exacerbate any already perceived direct-overlooking. However, the extension, on its eastern facing elevation, includes the provision of solid flank wall with glazing above, which would have the effect of lessening any perceived overlooking when occupiers of the dwelling utilise the extension, especially when in a seated position. In this respect it is not considered that it could be argued that the introduction of the proposed extension would result in the diminishing of the residential enmities of the occupiers of the property of the east by virtue of increased direct overlooking nor a direct increased resultant loss of privacy over and above that of the existing configuration.

In relation to matters of potential overbearing impact and potential loss of light, taking account of the solar orientation of the property and the height of the proposed extension, it is considered that the extension will be located a sufficient distance from the shared boundary to mitigate any potential overbearing impacts also ensuring there will be no significant loss of light to the garden area of the neighbouring affected property that would warrant the refusal to grant planning permission on these grounds.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

In respect of the proposed extension, consideration must be given in respect of the potential for the development to result in undue impacts upon the character or visual amenities of the area. In this respect Policy DMG1 is primarily engaged insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state the following:

In determining planning applications, all development must:

DESIGN

- 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.*

AMENITY

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*

ENVIRONMENT

- 3. All development must protect and enhance heritage assets and their settings.*

Assessment of Proposed Extension:

The proposed extension will be of a gabled appearance, being predominantly glazed save that for the eastern elevation which includes the provision of solid flank-wall with glazing atop on the eastern elevation. It is proposed that the roof will be faced in 'ultra roof' panelling with intermediate grey tile, with the solid elements of the exterior walls of the structure being faced in reconstituted stone to match that which is found on the existing elevations of the dwelling.

The proposed extension is of a simple appearance that is commonly found within such domestic settings. Whilst the extension will benefit from a somewhat elevated position, given the location of the extension at the rear of the property and given it will be afforded limited views from the nearby public realm, it is not considered that the proposed extension will be read as being an unsympathetic or discordant addition nor will the structure result in any significant adverse impacts upon the character or visual amenities of the immediate or wider area.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Policy DMG1 which seeks to protect against development which would be of detriment to the character or visual amenities of the area.

Highways and Parking:

Given the proposal does not seek to increase the number of bedrooms within the existing dwelling nor propose any alterations to the existing highways or parking arrangements it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to

ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

Landscape/Ecology:

The remit of the application does not involve any works to the existing roofscape of the dwelling as such there is no requirement for the proposal to be supported by a protected species survey. Furthermore, the submitted details do not propose works that would result in any direct impacts upon existing hedgerow or trees of measurable landscape amenity value.

As such and taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

It should be further noted that the development is exempt from the mandatory BNG requirement given that it relates to 'householder' development.

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.