


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	27/05/2025	Manager:	SK	Date:	28.5.25
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Application Ref:	2025/0258			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	13/05/2025	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed removal of existing roof and replacement with a raised roof with rooflights and windows in both gables to accommodate the conversion of the loft. Removal of the existing conservatory roof and replacement with a raised lean-to roof. Associated internal and external alterations including incorporation of cladding to external elevations.
Site Address/Location:	18 Fairfield Drive, Clitheroe BB7 2PE.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.
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 detached bungalow property in Clitheroe. The surrounding area is predominantly residential, being typified mostly of similar properties. The application site itself is not on any designated land.

Proposed Development for which consent is sought:

The application seeks consent for variations alteration to the dwelling, including

- Replacement roof/roof lift.
- Addition of cladding to front elevation.
- Removal and replacement of conservatory roof with tiled roof.
- Roof lights.
- New gable windows.
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Impact Upon Residential Amenity:

The application dwelling has two immediately adjacent neighbours, known as No.16 and No.20 Fairfield Drive. No.16 has a dormer extension with several window opening on its western roof slope. Whilst the roof of the application dwelling is to be lifted by approximately 690mm, there is a sufficient distance of approximately 6.5m between the two dwellings. This distance is enough to mitigate any significant sense of overbearing or loss of light. There are no windows propose din the eastern side of the roof slope and as such no new opportunity for overlooking into habitable windows at No.16 is created.

No.20 has no window in its eastern side elevation of the rooftop and therefore there are no concerns in respect of loss of light or loss of privacy. The application dwelling features an asymmetric roof form, as a result, the western side of the roof slope will not be significantly altered. As such, it is not considered there would be any adverse impact on No.20 insofar that the arrangement to the western side of the application dwelling is largely consistent with the existing.

In respect to the new gable windows in the front and rear elevation. There are sufficient privacy distances between said windows and neighbouring dwelling to mitigate any potential for overlooking/loss of privacy.

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 caber/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 application dwelling fronts Fairfield Drive and as a result the development will host a visually prominent position within the streetscape. The existing dwelling hosts an asymmetric roof slope. The proposal seeks to remove this asymmetry by virtue of a roof lift. There are various roof forms in the vicinity, many reflective of the proposal. As such, it is not considered this alteration would look out of character within the streetscape. The proposed rooflight is modest, increasing the height of the roof by a maximum of 690mm. Given the variety of roof heights within the vicinity, it is not considered the property would be unacceptably prominent following development.

In respect to materials, the principal elevation of the property will be rendered at ground floor with chalk white cladding to the first floor. This is consistent with properties in the vicinity and will therefore integrate sufficiently into the street scene.

Highways and Parking:

LCC Highways were consulted in relation to the proposed development and raised no objection on highway safety or amenity grounds subject to condition requesting the submission of construction management plan. As this is modest development achieved under a householder application, it is not considered there is justification to request this in this instance. The application dwelling has ample driveway space.

Landscape/Ecology:

Biodiversity.

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 site on 07.03.2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential. However, it is considered that there is an opportunity to boosting roosting potential via the installation of artificial bat boxes.

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.