


Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	LW	Date:	02/09/25	Manager:	KH	Date: 02/09/25

Application Ref:	3/2025/0385			 <div>Ribble Valley Borough Council</div> <hr/> www.ribblevalley.gov.uk
Date Inspected:	12/08/25	Site Notice:	12/08/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey extension to rear and side.
Site Address/Location:	Mirfield, 87 Ribchester Road, Clayton le Dale, BB1 9HT.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
<p>One letter of objection has been received. The concerns raised within the letter can be summarised as below:</p> <ul style="list-style-type: none"> • The submitted drawings incorrectly show the existing extension featured to the rear of no.85 Ribchester Road to lie on the boundary line; • Loss of light to neighbouring kitchen and dining room windows and garden; • Overdevelopment and overbearing impact due to the scale and massing of the proposal. <p>The above-mentioned concern with regards to submitted drawings is noted; however, as this involves a relatively minor error which does not materially impact the development or prevent a full assessment of the proposal, amended plans have not been sought in this particular instance.</p>	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME1: Protecting Trees & Woodland Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p> <p>Relevant Planning History:</p> <p>3/2023/0449: Proposed single storey extension to rear and side (Approved).</p>

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

The application relates to a two storey, semi-detached dwellinghouse known as Mirfield at No.87 Ribchester Road. The property comprises brickwork and pebble dash render, slate roof tiles and timber windows and doors and benefits from an existing detached garage. The site to which the proposal relates is located within the defined settlement area of Wilpshire and the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed single storey side and rear extension.

The proposal would project 5.9m from the rear elevation of the application property and 4m from the north-western facing side elevation with a maximum width and depth of 10m and 6.3m respectively. The proposal would incorporate a pitched roof form with an eaves height of 2.3m and ridge height of 3.7m and glazed openings would be featured to the south-western rear and north-eastern front elevation.

With respect to materiality, the proposal would be finished in brickwork and K-render, marley modern grey tiles, uPVC windows and aluminium and uPVC doors. As part of the overall development, the existing rear first-floor window cill heights would also be raised to accommodate the extension and K-render would be incorporated to all elevations of the existing dwellinghouse.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The openings proposed to the extension would provide views solely towards the private amenity space associated with the application dwelling and therefore no new opportunities for direct overlooking or loss of privacy would be resultant in this respect.

It is noted that concerns have been raised with regards to the loss of light and overbearing impact as a result of the rearward projection of the extension. However, the proposed extension would project 2.7m from the rear elevation of the existing single storey extension featured to the rear of No.85 Ribchester Road. In addition to this, the proposed development would be sited to the west of this neighbouring property and therefore any resultant loss of light would be limited to the later hours of the day. In this context, it is not considered that the proposal would result in any significant detrimental impact upon the occupiers of no.85 Ribchester Road by way of overshadowing, loss of outlook or daylight that would warrant the refusal to grant planning permission in this particular instance. Furthermore, the proposal would remain approximately 6m from No.89 Ribchester Road and therefore no significant undue harm is anticipated in this respect.

In view of the above, it is not considered that the proposed development would result in any significant undue harm upon the existing amenities of any nearby residents that would warrant the refusal of the application.

Visual Amenity/External Appearance:

The proposed development would be predominately sited to the rear of the application property which is not afforded a high level of visibility from the adjacent public realm. The sideways projection of the extension would be partially visible from the public highway of Ribchester Road; however, this would largely be screened by the existing detached garage and would remain subservient to the primary dwellinghouse by virtue of its height and set back from the principal elevation. As such, it is not considered that the proposal would appear an overtly incongruous or over dominant addition to the proposal site or surrounding area.

Furthermore, while the proposed use of K-render throughout would introduce a new external facing material to the application property, render is well established within the immediate locality and therefore it is not anticipated that its use would result in any substantial visual harm. The proposed roof tiles and window and door materials are also considered acceptable.

Taking account of the above, the proposed works are considered acceptable with respect to visual amenity and external appearance.

Highways and Parking:

No highway related issues have been identified with respect to the proposal. The development would not result in an increase in the number of bedrooms at the site, nor are any alterations proposed to the existing site access or parking arrangements.

Landscape/Ecology:

Trees

An Arboricultural Impact Assessment has been submitted with the application dated 30th April 2025. The report concludes that there are no trees located to the rear of the property where the extension is to be sited and therefore there are no arboricultural constraints upon the development works. Notwithstanding this, the report identifies two low value trees which are proposed for removal and one higher value tree which is to be retained. There are no concerns raised with respect to the removal of the lower value trees; however, protection measures are recommended with respect to the retained tree. This has been secured by way of a condition.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements 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, the application is recommended for approval.

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