


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>SK</b>	<b>Date:</b>	<b>11.06.25</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>11.6.25</b>
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<b>Application Ref:</b>	2025/0393			 <b>Ribble Valley Borough Council</b> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	22.5.25	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	SK			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed garden room extension and solar panels to existing roof.
<b>Site Address/Location:</b>	Nearfield Eastham Street Clitheroe Lancashire BB7 2HY

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
N/A	
N/A	
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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:****3/2011/0922:**

Proposed demolition of the existing dwelling and construction of a proposed replacement dwelling.  
(Approved)

**3/2011/0210:**

Proposed extension to the existing house replacing the existing flat roofed garage and remodelling.  
(Approved)

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

The application relates to an existing detached 1.5 storey residential dwelling fronting Eastham Street, Clitheroe with the application property being located within the defined settlement limits of Clitheroe.

The property is bounded to the north and west by existing residential dwellings (Tunstead and Highfield respectively). The character of the area is predominantly residential, being characterised by dwellings of differing configurations and appearance.

#### **Proposed Development for which consent is sought:**

The application seeks consent for the erection of a single storey summer room extension on the west facing elevation of the dwelling and the installation of a row of solar panels, at eaves level, on the south facing roof slope of the property.

It is proposed that the extension will be of a flat roofed appearance, being predominantly glazed with grey powder coated framing. The extension will benefit from a footprint of 3.2m by 4m measuring 3.27m in height.

The proposed solar panelling will run the full extents of the south facing roof slope, being located at eaves level and being located below the existing gabled dormers that are also present on the roof-plane.

#### **Impact Upon Residential Amenity:**

Given the proposed extension will be located within close proximity to existing neighbouring residential receptors, consideration must be given in respect of the potential for the proposed structure to result in undue impacts on nearby 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.

It is proposed that the extension will be of a flat roofed appearance, being predominantly glazed with grey powder coated framing. The extension will benefit from a footprint of 3.2m by 4m measuring 3.27m in height, projecting westward from the existing dwelling by 3.2m.

In respect of potential impacts upon 'Highfield' to the west, the proposed extension will be located adjacent existing structures that are located at the eastern extents of the garden area of Highfield. As such, given the presence of existing structures on the shared boundary between both properties, it is not considered that the proposed extension will result in any undue impacts upon existing residential amenities by virtue of a loss of light, overbearing impact nor a loss of privacy by virtue of direct overlooking.

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 and installation of solar panels, consideration must be given in respect of the potential for the alterations and additions 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 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.*

## **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 predominantly glazed configuration affording the structure a visually lightweight appearance, being of both a scale and footprint which is subservient to and respond positively to the character of the parent dwelling. As such, taking account of the external appearance, design and siting of the proposed extension, it is not considered that the structure will result in any undue impacts upon the character or visual amenities of the area.

In respect of the proposed solar panelling, the panelling will run the full extents of the south facing roof slope, being located at eaves level and being located below the existing gabled dormers that are also present on the roof-plane, with the dwelling also currently benefitting from the presence of three solar panels located above the existing dormers.

It is noted that it could be considered that the addition of further PV panels, in concert with the existing panelling and dormers, could result in the southern facing roof-plane appearing visually cluttered. However, the proposed panelling is generally will visually ordered benefitting from a linear appearance. The character of the area is largely mixed, with the dwellings in the immediate vicinity benefitting from significantly varying external appearances, in this respect, the introduction of the panelling will not be read as being visually incongruous or discordant. Furthermore, conditions will be imposed requiring the submission of section details of the PV Panels prior to their installation to ensure that their integration into the roof-plane is both sensitive and well executed.

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 DM12 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 existing dwelling benefits from a modern eaves construction with no areas of the roof allowing for the potential of roosting bats. As such and taking account that the proposed development does not directly affect any existing trees or hedgerow, it is not considered that the proposed development will result in any adverse impacts upon existing habitats or species of conservation concern.

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.