

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	26/08/2025	Manager:	SK	Date:	27.8.25

Application Ref:	2025/0424			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	12/08/2025	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed single-storey extension to rear and two-storey extension to side.
Site Address/Location:	58 Henthorn Road Clitheroe BB7 2NU

CONSULTATIONS:	Parish/Town Council
No objection.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

CONSULTATIONS:	Additional Representations.
No comment 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: 2020/0756: Proposed porch to front of property.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application site is a semi-detached dwelling located within Clitheroe. The site is in no designated areas of interest.
Proposed Development for which consent is sought:

Consent is sought for the construction of a two storey side extension at the dwelling to accommodate a larger thirds bedroom and home office at first floor and a utility, wc and storeroom the ground floor. In addition, the proposal seeks consent for a single-story rear extension.

Impact Upon Residential Amenity:

The proposed two-storey extension is to be located to the Northeastern extent of the application property, where there is one immediately adjacent neighbour known as No.56 Henthorne Road. No.56 benefits from an existing attached garage structure and car port that will provide a level of screening and degree of separation of the proposed extension.

There is no new window openings proposed is the northeastern side elevation of the extension and as such no new opportunity for overlooking or loss of privacy is created in this respect.

There are new windows proposed in the rear elevation of the extension, however the nearest receptor to the rear is in excess of 30- metres from the development, with a distance of approximately 10 metres between the rear elevation of the extension and rear curtilage boundary. As such, there are no privacy concerns in this respect.

The proposed rear extension is modest in footprint, measuring just 2.3m from the rear elevation of the existing property. Given the modest footprint, the proposed extension would not result in any adverse impact in regard to loss of light. Something similar could be constructed utilising permitted development rights.

Visual Amenity/External Appearance:

The proposed two-storey extension is readily visible from the public realm and whilst it comprises a significant footprint, it is set back from the principal elevation at the first floor and the roof pitch falls below that of the main roof. As such, it is considered it takes a subservient position to the host dwelling.

The proposed rear extension is completely out of sight form within the public realm with an extremely modest footprint and therefore raises no visual amenity concerns.

In respect to materials, the extension will be faced in pebbledash render with a facing brick plinth to match the existing dwelling. As such, the proposed development will integrate sufficiently into the street scene.

Highways and Parking:

LCC Highways raise no objection to the proposal given that it does adversely impact upon highway safety or amenity.

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 conducted at the application site on 23/06/2025. The survey concluded that there was no evidence of bats, and that roosting potential was negligible, therefore no further action is required. However, there it was considered that there is an opportunity to improve

roosting potential for the local bat population and therefore it is advised a bat box to be incorporated into the 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.