


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	30/09/25	Manager:	SK	Date:	1.10.25
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Application Ref:	3/2025/0575			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	04/09/25	Site Notice:	04/09/25					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey rear extension forming a sunroom.
Site Address/Location:	3 Audley Clough, Clitheroe, BB7 1FX.

CONSULTATIONS:	Parish/Town Council
A consultation response from Clitheroe Town Council was received on 3 rd September 2025 raising no objections to the proposed development.	

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

CONSULTATIONS:	Additional Representations.
No representations 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 DME6: Water Management
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse at No. 3 Audley Clough, Clitheroe. The property comprises brickwork, concrete roof tiles and uPVC openings and is part of a new housing development located within the defined settlement area of Clitheroe. The site to which the proposal

relates is at risk of surface water flooding, but that aside, the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey rear extension with an outward projection of 3m and width of 7.6m. The proposed development would incorporate a lean-to roof form measuring 2.6m to the eaves and 3.5m to the ridge and would feature a set of bi-folding doors to the rear elevation and 3no. roof lights.

With respect to materiality, the proposed extension would be finished in brickwork and concrete roof tiles.

Principle of Development:

The proposal relates to a domestic extension 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 primarily towards the rear garden area associated with the application property and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. Furthermore, the proposal would have a relatively modest 3m rearward projection and as such, would not result in any significant loss of light or overbearing impact upon the neighbouring residents at No.5 Audley Clough. The development would also remain approximately 14m from the residential properties along Pendleton Avenue to the south-east, adequately screened by the application property's detached garage, as well as 18m from the dwellings located to the south-west.

Taking account of the above, it is not anticipated that the proposed development would result in any significant adverse harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

The proposed extension would be sited to the rear of the application property and therefore would not be afforded a high level of visibility from the adjacent public realm. Notwithstanding this, the proposal would comprise a relatively modest addition to the application property that would appear appropriate in size and scale when read in context with the existing built form. Furthermore, the proposal would be finished in materials to match the external appearance of the primary dwellinghouse, ensuring visual integration and further reducing the impact of development.

Accordingly, the proposed extension is considered acceptable with respect impact upon visual amenity and external appearance.

Highways and Parking:

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

Landscape/Ecology:

No ecology constraints have been identified with respect to the proposed development.

Other Matters:

Flood Risk

The proposal site is located within an area at risk from surface water flooding and a Flood Risk Assessment has been submitted in support of the application. The Assessment states that the proposed extension will not involve any significant changes to site levels or the diversion of existing drainage infrastructure. The proposed development would also be located on an area that is currently impermeable paving and no obstruction of flood routes or increase in impermeable surfaces beyond the current condition is proposed. The finished floor levels of the extension will also be set no lower than the existing ground floor level of the dwelling. As such, it is not anticipated that the works would materially increase the likelihood or severity of flooding and is therefore deemed acceptable with respect to flood risk and water management.

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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