

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	12/12/2025	Manager:	KH	Date:	16/12/25
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Application Ref:	2025/0621			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	24/10/2025	Site Notice:	24/10/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey rear extension to provide additional kitchen diner space.
Site Address/Location:	23 Jubilee Street Read Burnley BB12 7PR.

CONSULTATIONS:	Parish/Town Council
Read Parish council raised no objections to the proposal.	

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

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 planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a mid-terraced property within the defined settlement limits of Read. The surrounding area is predominantly residential in nature being typified of varying styles of dwelling.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey rear extension to accommodate extended living space. The existing outrigger will be demolished to accommodate this.

Impact Upon Residential Amenity:

The application dwelling has two adjoining neighbours known as No.21 and No.25 Jubilee Street. No.25 benefits from a single-story outrigger that will provide complete screening of the proposed development. As such, there is no adverse impact in respect to loss of light or overbearing impact resultant for the neighbour to the north.

No.21 Jubilee Street has a single-storey outrigger to the southern side of the property with habitable windows on the northern side of the rear elevation. Based on the neighbouring arrangement, the proposed rear extension may result in a degree of light lost to neighbouring habitable windows, however, the application dwelling has an existing outrigger of similar scale. The existing extension measures 3.1m in length with an eaves height of approximately 2.8m. The proposed development is only marginally taller than the existing outrigger with a matching length. Given the impact would not be exacerbated as a result of the development, when compared with the existing arrangement, it is not deemed there are grounds for refusal on this basis. Furthermore, a similar extension could be erected utilising permitted development rights as a fallback position.

Visual Amenity/External Appearance:

The proposed development is located to the rear of the application site, however, due to the topography and open nature of the rear of Jubilee Street, the development would be afforded some levels of visibility from within the public realm.

In respect of scale, the proposed extension is modest with a 3.1m rearwards projection and a width of 4.1m. The extension is of flat roof design with a maximum roof height of 3.1m. Given the modest nature of the proposal, it is not considered it would read as a prominent addition to the dwelling. It is also worth noting, that there are varying styles of rear extension visible within the rear street scene along Jubilee Street, of varying scales.

In respect of materials, the extension will be faced in render to the elevations with uPVC windows and doors. These are materials found commonly in the locality and will therefore integrate sufficient into the street scene.

As such, based on the above observations, the proposal will not be of harm to the character of the area and is acceptable from a visual amenity perspective.

Highways and Parking:

No highways implications identified.

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 has been conducted at the application site on 10th July 2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

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.