


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	17/02/2026	Manager:	LH	Date:	18/2/26
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Application Ref:	2025/0681				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	27/11/2025	Site Notice:	27/11/2025		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed demolition of existing dwelling and replacement with detached 3 storey property with integral garage and rear dormer extension.
Site Address/Location:	14 Lancaster Drive Clitheroe BB7 2PD.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council raised no objections.	

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

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 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 dwelling within the defined settlement limits of Clitheroe. The application site does not benefit from any specific designations, and the surrounding area is predominantly residential in nature.
Proposed Development for which consent is sought:

Consent is sought for the construction of a replacement dwelling following partial demolition of the existing property. The dwelling will comprise a pitched roof profile with reverse gable projections to either side and will be three storeys in height.

Principle of Development:

The proposal is for the erection of one replacement dwelling within the defined settlement limits of Clitheroe, which is defined in the Ribble Valley Core Strategy as a strategic settlement. The proposal is therefore acceptable in principle subject to other material design considerations.

Impact Upon Residential Amenity:

The application dwelling has two immediately adjacent neighbours known as No.16 and No.12 Lancaster Drive. No.12 is located to the south of the application site, where the development will involve a new two storey element, along with single storey side and single storey rear elements. The proposed two storey element will not project beyond the existing principal or rear building lines of the existing dwelling and therefore there will be no adverse impact in respect to loss of light or overbearing impact in this respect. The single storey side and rear part of the proposal along this southern boundary is modest in respect of scale. No.12 benefits from its own extensions and outriggers and therefore the proposed single-storey element will not project beyond the rear building line of No.12. Again, therefore no loss of light is anticipated. There is one new window opening proposed in the south eastern side elevation at second floor level. To mitigate any potential overlooking into neighbouring curtilage, this window should be obscurely glazed. This can be secured via planning condition.

No.16 is located at the northern side of the application site. There is an existing two-storey, flat roof extension at the existing dwelling which comprises a similar footprint and scale to the proposed reverse gable two storey element on the replacement dwelling. Given the comparable nature of the development to this aspect, it is not considered there would be any increased impact in respect of loss of light. There is a proposed single-storey rear projection adjacent of the shared boundary with No.16. There is a sufficient distance between the proposed single storey element and the neighbouring dwelling to mitigate any adverse impact in respect to loss of light to habitable windows. There is a rear dormer extension proposed in the northern side of the roof slope of the replacement dwelling. To mitigate any concerns in respect of increased overlooking, or the perception of such, into neighbouring curtilage, the window proposed in the dormer will be recessed with the dormer cheeks acting as a form of privacy screen. The increased sill height will also reduce any potential for overlooking. Based on these mitigation measures, it is considered that any overlooking into neighbouring curtilage resultant of the proposed dormer would not be sufficient to warrant refusal.

Based on the above, it is not considered there would be any significant adverse impact on residential amenity, particularly when comparing the proposed dwelling with the existing in terms of footprint.

Visual Amenity/External Appearance:

In accordance with policy DMG1 of the Ribble Valley Core Strategy all development must:

- *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.*
- *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.*
- *Not adversely affect the amenities of the surrounding area.*
- *Provide adequate day lighting and privacy distances.*

In respect of footprint, the overall increase in scale when compared to the existing dwelling is fairly substantial, primarily by virtue of the additional storey and increase in width. Whilst the proposed dwelling is greater in regard to overall bulk and massing, given the varying styles of dwelling in the vicinity, it is not considered it would read as out of character. Despite the additional storey, given the nature of the roof form proposed, the dwelling will not notably exceed the height of its immediate neighbours. The application site also benefits from a large curtilage, greater than that of its immediate neighbours, the dwelling will therefore not appear overdeveloped within its plot. As such, the proposed replacement dwelling will integrate sufficiently into the street scene and will not read as out of character.

The proposed single-storey rear extensions are modest in isolation and would remain subservient to the host dwelling. The development to the rear is out of site from within the public realm and as such will have limited visual impact on the character of the area.

In respect to materials there are a variety found in the vicinity and as such there is scope for a mix of materials to be utilised. Natural stone, render, small elements of timber cladding and the aluminium windows as proposed would be an acceptable arrangement.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal and raised no objections subject to conditions relating to the construction of the parking facilities, wheel washing during construction and the timing of delivery to avoid interference with traffic during peak times, given the location of the site nearby a school.

Landscape/Ecology:

Biodiversity.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Bats.

A preliminary bat roost assessment has been conducted at the application site on 23.06.2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

Flood Risk.

Constraint analysis shows that the property lies within an area at risk of surface water flooding. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment.

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.