


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	16/12/2025	Manager:	KH	Date:	16/12/25
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Application Ref:	2025/0752			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	14/11/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed demolition of existing garage, lobby and utility room to be replaced with single storey kitchen extension and store.
Site Address/Location:	Fairfield Eastham Street Clitheroe BB7 2HY.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council raises no objection.	

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

United Utilities: No comments.

CONSULTATIONS:	Additional Representations.
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One letter of representation has been received raising the following concerns

- Loss of light to habitable rooms.
- Overbearing impact.
- Potential drainage issues.

For clarity, the applicant submitted an amended scheme after these comments were received reducing the length of the proposed extension.

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 recent history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached dwelling located close to the junction of Eastham, Street with Waddington Road in Clitheroe. The application site itself does not fall on any designated land. 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 of the construction of a single storey rear extension to accommodate additional living space and an attached garden store. The existing garage and outrigger will be demolished to accommodate the proposed development. The application also includes the alteration of the access to accommodate an extended driveway.

Impact Upon Residential Amenity:

The application dwelling has one immediately adjacent neighbour known as Longfield. Due to the existing orientation of the dwellings, Fairfield's rear elevation is set substantially behind the rear building line of Longfield. As a result, there is already a degree of light lost to habitable windows at Longfield, which has been demonstrated on the submitted site plans by virtue of the 45-degree rule.

The proposed development will replace an existing cluster of outriggers/outbuildings with a single storey extension and attached store. The proposed extension will measure 4.3m in length and will be set in from the adjoining boundary with Longfield by 1m. Taking into the consideration the existing arrangement, it is not considered the proposal would exacerbate the light lost to neighbouring habitable windows given the existing arrangement already substantially contravenes the 45-degree rule. The existing two storey rear projection on the application dwelling will largely screen the proposed development from neighbouring receptors. In addition, the existing single-story outriggers project approximately 4.5m from the rear elevation of the dwelling, with the proposal therefore being largely consistent in this respect. Although the proposed development would be marginally closer to the neighbouring boundary, by approximately 750mm, any increased impact would be negligible when compared with the existing arrangement and would not warrant a refusal on that basis.

Visual Amenity/External Appearance:

The application site hosts a corner position and as a result, despite the development being located at the rear of the site, will be afforded some levels of visibility from within the public realm. Careful consideration must therefore be given to the impact of the development on the character of the area.

In terms of the proposed extension and store, the appearance of this when viewed from the public realm is largely consistent with the existing outriggers/outbuilding at the site. The proposed extension is modest in footprint measuring 6.2m by 4.3m in length and width. The attached store will have a smaller footprint measuring 3.8m by 4.3m. Overall, the footprint of the proposed development is modest when read in relation to the scale of the application dwelling, but also in comparison to the existing outriggers in which the development will replace.

In respect of materials, the development will be constructed in stone and render to the elevations, with a slate roof profile with powder coats aluminium doors/glazing. This is largely consistent with the application and will integrate sufficiently into the dwelling and wider area.

The rear of the site is currently accessed via a gated access which is suitable for vehicular movement. The proposal involves the creation of a larger driveway to be accessed via the existing access which will be widened to serve the larger driveway. Again, given the arrangement is largely consistent in appearance with

the existing, and there are various styles of access, driveway and garage arrangements in the vicinity, this does not raise any significant concerns from a visual perspective.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and rise no objection subject to the imposition of conditions relating the construction of the driveway.

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 27.08.2025 The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

Drainage.

It is recognised concerns have been raised in regard to potential drainage issues resultant of the proposal. Untied Utilises were consulted as part of the application but have no comments to make given the modest nature of the proposal. It is noted that there is a public sewer within the application site, therefore the applicant is obligated to contact United Utilised directly prior to commencement of 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.