

22 OCT 2025

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21 October 2025

Planning Department
Ribble Valley Borough Council
Church Walk
Clitheroe
BB7 2RA

Application Reference: 3/2025/0753
Address: 22 Clitheroe Road, Whalley BB7 9AB
Proposal: Two storey side extension and entrance canopy

Dear Sir / Madam,

I am writing to object to the above planning application [REDACTED]

1. Loss of daylight and residential amenity

The existing side wall of No. 22 is already only 3.8 metres [REDACTED] at its nearest point. Extending this wall up to full two storey height so close to the boundary would cause a significant loss of daylight to [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED] residential amenity, contrary to Policy DMG1 of the Ribble Valley Core Strategy.

2. Scale, design and relationship to surroundings

The photograph of [REDACTED] clearly shows the symmetrical design with matching bay windows, gables and rooflines built in brick and rough cast render with tiled roofs. That symmetry, and the visible spacing at the side of No. 22, define the character of [REDACTED]. Other houses of the same type along Clitheroe Road that have been extended have done so by building from within the existing roofline, maintaining a balanced and unified appearance. None have introduced a detached looking, full height side structure as now proposed. This design would therefore appear visually disconnected and out of keeping with the established form of the row. Although described as set back, the extension would remain incongruous within this pair and the wider street. It replaces the existing single storey side element with a front projecting, two storey addition, destroying the visual balance between the two houses. Even though No. 22 is slightly set back from the main road, its height and bulk mean it would still be highly visible from Clitheroe Road, unbalancing the pair and harming the streetscape. The proposed materials, including slate cladding, aluminium fascia and timber louvres, are not in keeping with the traditional brick, render and tiled finishes of neighbouring houses. These modern details, combined with the garage element at ground level, would appear harsh and visually intrusive, emphasising the detached and unbalanced appearance of the extension. This conflicts with Policy DMG1 and the Whalley Conservation Area Management Guidance.

3. Character and Conservation Area setting

██████████ lie on the boundary of the Whalley Conservation Area, where development must preserve and enhance local character. The proposal's scale, bulk and materials fail to do so, conflicting with Policies DMG1 and DME4 and the Conservation Area Guidance.

4. Highway safety and impact on a key route

Clitheroe Road is a key through route into Whalley with steady traffic and regular pedestrian use. A new bus stop has recently been installed directly in front of No. 22, meaning the occupier can no longer park on street outside the property. Although the proposed design includes a garage at ground floor level, this would actually reduce the amount of usable driveway space, restricting parking and manoeuvring within the site. Given that on street parking is now prohibited because of the bus stop, the development would further limit available parking, potentially displacing vehicles onto the busy road or nearby junctions. This situation raises highway safety and congestion concerns, contrary to Policy DMG3 (Transport and Mobility).

5. Overdevelopment and precedent

By building so close to the boundary, the proposal would close the gap between dwellings and create a cramped, overdeveloped appearance. Granting permission could set a poor precedent for similarly large side extensions, gradually eroding the open and balanced character of this important approach to Whalley.

6. Conclusion

For the reasons above, including loss of daylight, harm to amenity, incongruous and unsympathetic design and materials, and negative impact on a key route and the Conservation Area, I respectfully request that the Council refuse this application. If any amendment is considered, it should be restricted to a single storey or clearly subordinate, low profile design consistent with other extensions in the row and maintaining daylight and spacing between properties.

Yours faithfully,





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property & land