


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	04/12/25	Manager:	KH	Date:	04/12/25
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Application Ref:	3/2025/0753			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/10/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed two-storey side extension and entrance canopy.
Site Address/Location:	22 Clitheroe Road, Whalley, BB7 9AB.

CONSULTATIONS:	Parish/Town Council
<p>A consultation response from Whalley Parish Council was received 26th November 2025 raising an objection to the proposed development. The concerns raised relate to the scale and massing of the development which would result in the overdevelopment of the plot and a structure which would appear disproportionately large in relation to the original property and neighbouring houses. Concerns were also raised about the reduction in visual spacing between properties, affecting the street scene and potentially setting an undesirable precedent for future oversized extensions in the area.</p>	

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

CONSULTATIONS:	Additional Representations.
<p>One letter of objection has been received. The concerns raised within the objection can be summarised as below:</p> <ul style="list-style-type: none"> • Loss of daylight; • The scale and design of the proposal would appear visually disconnected and out of keeping with the surrounding area – resulting in overdevelopment; • Detrimental impact upon the character of the Whalley Conservation Area; • Highway safety due to a reduction in usable driveway space and location of new bus stop to front of property which restricts on-street parking; • Sets a poor precedent in the area. 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME1: Protecting Trees & Woodland Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions</p>

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2000/0463: Erection of single storey extension and internal alterations (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey dwellinghouse at No.22 Clitheroe Road. The property comprises render, brickwork, slate tiles and uPVC and aluminium windows and doors and benefits from an existing dormer to the north-eastern side elevation, as well as a single storey side/rear extension. The site to which the proposal relates is located within the defined settlement area of Whalley and just outside the designated Whalley Conservation Area.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed two-storey side extension, providing a garage at ground floor and en-suite bedroom above, and front entrance canopy.

The proposed two-storey extension would project 3.64m from the north-eastern side elevation of the application property with a maximum depth of 5.9m. A dual pitch roof form would be incorporated measuring 4.5m to the eaves and 6.3m to the ridge. To the front elevation a garage door and 1no. first floor window would be featured and an additional first floor window would also be included to the rear.

The proposed entrance canopy would measure 2.5m by 1.8m and would incorporate a flat roof design with a maximum height of 2.8m.

With respect to materiality, the proposed development would be finished in render and slate cladding to the elevations, along with slate roof tiles and uPVC and aluminium framed openings. The proposed entrance canopy would also incorporate timber louvers.

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:

Paragraph 135 of the National Planning Policy Framework states:

Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

In addition, Policy DMG1 of the Ribble Valley Core Strategy states:

All development must provide adequate natural light and consider the density, layout and relationship between buildings.

In this instance, the first-floor windows proposed to both the front and rear elevation of the two-storey side extension would provide similar views to those afforded by the existing window configuration featured to the front and rear of the main dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy would be resultant.

The proposed entrance canopy would also be sufficiently distanced from all neighbouring residential receptors and be of a size and scale so as to mitigate any risk of overshadowing, loss of outlook or daylight. This element of the proposal is therefore considered acceptable with respect to impact upon residential amenity.

With respect to the proposed two-storey side extension, this element of the development would be sited in close proximity to the common boundary with No.24 Clitheroe Road with the side extension proposed bringing the north-eastern side elevation of the host property 3.64m closer towards the south-western side elevation of No.24 Clitheroe Road. The south-western side elevation of No.24 Clitheroe Road benefits from multiple existing openings, as well as a single storey element which is substantially set back from the principal elevation of the dwellinghouse. Whilst many of the neighbouring openings are obscure glazed and appear to serve non-habitable rooms, the single storey element at No.24 Clitheroe Road contains 1no. window to both the south-western side and north-western front elevation which are understood to serve a habitable space.

The existing single storey element to the south-western side elevation of No.24 Clitheroe Road has not been shown on the submitted Proposed Site Plan (dwg no. 7248-P01); however, desktop analysis indicates that the proposed two-storey extension would extend approximately 6m beyond the front elevation of the neighbouring single storey structure with a separation distance of approximately 2.6m retained between the north-western side elevation of the proposed extension and south-western side elevation of the No.24 Clitheroe Road. The development would therefore likely lead to a tunnelling effect and loss of light to No.24 Clitheroe Road by virtue of significantly reducing the separation gap in place between the side elevations of No.22 and No.24 Clitheroe Road. The impact of this would be exacerbated by the south-westerly position of the development in relation to No.24 Clitheroe Road, resulting in the loss of light being pronounced during the majority of the day.

Consequently, the proposed two-storey side extension, by virtue of the loss of light, is considered to be unduly harmful to the amenity of the neighbouring residents at No.24 Clitheroe Road, being in conflict with the aims and objectives set out in Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 135 of the National Planning Policy Framework.

Visual Amenity/External Appearance:

Paragraph 135 of the National Planning Policy Framework states:

Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Furthermore, Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

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 [and] 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.

In this case, the application property forms one half of a group of three pairings of semi-detached dwellinghouses which occupy Nos. 20 – 30 Clitheroe Road, with the principal elevations of these properties being fully visible within the public realm.

Planning consent was previously granted for two storey side extensions at No.20 Clitheroe Road, directly adjoined to the application property, under application 3/2019/0306, as well as No.28 Clitheroe Road under application 3/2004/0560 and No.30 Clitheroe Road under application 3/2005/0227. All of these neighbouring extensions are substantially set back from the principal elevation of the primary dwellinghouse and incorporate hipped roofs and fenestration designs which visually integrate and respond positively to the character and form of the primary building, contributing to a sense of uniformity and positive visual amenity.

In this instance, although a marginal 0.5m set back would be incorporated, the proposed two-storey side extension would feature a dual pitch, reverse gable roof form which would adjoin just below the eaves of the main dwellinghouse without disturbing the existing roof form. As a result of this, the proposal would not visually integrate with the existing built form of the application property and would instead read as a disconnected two-storey garage structure sited directly adjacent to the main dwellinghouse. With this in mind and taking into account the existing relationship shared between the three pairings of semi-detached properties referenced above, it is considered that acceptance of a dual pitch, reverse gable two-storey side extension would result in detrimental harm to the visual amenities of both the application property and wider street scene.

Moreover, the first-floor window proposed to the front elevation of the extension would appear out of keeping with the existing openings featured to the parent building in terms of style and proportion, being neither sympathetic to nor reflective of the existing dwellinghouse. This would only further emphasise the discordant and anomalous appearance of the two-storey side extension when read in context with the character of the semi-detached pairings.

With respect to the proposed entrance canopy, the proposed addition would comprise a relatively modest size, scale and design and therefore it is not anticipated that any significant detrimental harm upon the immediate or wider locality would be resultant. This element of the proposal is therefore considered acceptable.

Taking account of the above, the proposed two-storey extension, by virtue of its overall design and elevational language, would result in the introduction of an unsympathetic and discordant form of development which would fail to respond positively to the existing built form of the application property. The development would therefore be harmful to the existing street scene on Clitheroe Road and visual amenities of the surrounding area. Accordingly, the proposal is considered to be in conflict with the aims and objectives set out in Policy DMG1 of the Ribble Valley Core Strategy and Paragraph 135 of the National Planning Policy Framework.

Highways and Parking:

It is acknowledged that concerns have been raised with respect to highway safety and parking. However, the proposal has been subject to review by Lancashire County Council Highways Authority who raise no objection to the development. Whilst the Local Highway Authority (LHA) note that the proposed garage does not constitute as a parking space due to not meeting the recommended internal dimensions (6m by 3m), the driveway provides ample parking provision. As such, the LHA are of the opinion that the proposed development would not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

In view of the above, the proposal is considered acceptable with regards to highway safety.

Landscape/Ecology:

Bats

A Bat Survey has been submitted in support of the proposal, dated 9th October 2025. The report concludes that the construction of the proposed extension would not impact on the main roof, however it would impact the front barge board and slates to the verge of the existing single storey extension. The report notes that the existing extension did not provide any access points, cracks or crevices with potential for bat ingress. The removal of the barge board and insertion of flashing at the abutment with the proposed extension would not result in disturbance to any bat population or removal of any bat roost potential. As such, no further survey effort or mitigation is considered necessary. Despite this, it is recommended that a bat box be fixed to the south-east/ south-west elevation in order to enhance roost habitat. Were the application to be approved, this could be secured by way of a condition.

Trees

A mature tree is located adjacent to the site access off Clitheroe Road which is protected under a Tree Preservation Order. Whilst it is not anticipated that the proposed development would have any direct impact upon this tree, were the application to be approved, a condition could be imposed requiring the tree to be protected during the construction period in accordance with British Standard BS 5837:2012.

BNG

The development is exempt from the mandatory Biodiversity Net Gain requirements as it is a householder planning application.

Observations/Consideration of Matters Raised/Conclusion:

The proposal raises concerns with regards to residential amenity in as much that the two-storey side extension would unduly impact upon the amenity of the adjacent neighbouring residents of No.24 Clitheroe Road.

Furthermore, the proposal would result in the introduction of an unsympathetic and discordant form of development that would fail to assimilate within the surrounding built environment, resulting in undue harm to the visual amenities of the area.

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for refusal.

RECOMMENDATION:	That planning consent be refused for the following reasons:
01:	The proposed two-storey side extension by virtue of its overall design and elevational language would result in the introduction of an unsympathetic and discordant form of development that would fail to respond positively to its immediate context, resulting in harm to the visual amenities of the surrounding area. As such, the proposal would be in direct conflict with Policy DMG1 of the Ribble Valley Core Strategy (2008-2028) and Paragraph 135 of the National Planning Policy Framework.
02:	The proposed two-storey side extension by virtue of its height and proximity to a common boundary and neighbouring windows forming part of a habitable space, would result in the loss of natural light to a directly adjacent neighbouring property which in turn would be unduly harmful to the amenity of the occupants residing at the property known as No.24 Clitheroe Road. Accordingly, the proposal is in conflict with Policy DMG1 of the Ribble Valley Core Strategy (2008-2028) and Paragraph 135 of the National Planning Policy Framework.