


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	13/11/2025	Manager:	14.11.35	Date:	SK
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Application Ref:	2025/0756				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	23/10/2025	Site Notice:	23/10/2025			
Officer:	EP					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed single-storey rear extension incorporating first-floor balcony.
Site Address/Location:	4 Meadowlands Clitheroe Lancs BB7 2ND.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council raised no objection but felt the balcony was unnecessarily intrusive and should not be included.	

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 recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property in Clitheroe. The property consists of stone, concrete roof tiles and white UPVC doors and windows. The surrounding area is residential and is characterised by numerous detached dwellings. The site itself is not situated on any designated land.
Proposed Development for which consent is sought:

The application seeks consent for the construction of a single-storey rear extension with the addition of an enclosed balcony to the roof.

Impact Upon Residential Amenity:

The proposed rear extension is modest in scale and is a reasonable distance from neighbouring reports, given the size of the application plot, to mitigate any potential overbearing impact or loss of light.

The proposed balcony has the potential to adversely impact neighbouring receptors by virtue of overlooking, as such careful consideration must be given to this part of the proposal.

The property to the Northeast, No.5 meadowlands, fronts the northern side elevation of the application dwelling. There is approximately 18 meters between the principal elevation of the neighbouring dwelling and the edge of the proposed balcony, this distance and the existing boundary treatment paired with the addition of the proposed privacy screen will suitably mitigate any potential adverse impact for this receptor.

Similarly, the neighbouring apartments on Ribble Way to the rear of the site are approximately 20m away from the edge of the proposed balcony. Whilst this is almost a sufficient distance to mitigate overlooking into habitable windows, there is private amenity space between the balcony and neighbouring apartments for which there is potential for an increased perception of overlooking. The addition of the privacy will suitably mitigate any potential for overlooking or the perspective of overlooking.

The properties to the southwest of the proposal along Union St are approximately 40m away from the balcony and therefore there are no direct overlooking concerns from this perspective. There are some parcels of land to the southwest of the application site, which it is believed are residential gardens associated with the properties on Union St. Again, the privacy screen will reasonably mitigate any potential overlooking into this private amenity space.

In order to ensure the privacy screen is reasonably obscure to maintain the privacy of residential receptors, a condition will be placed on the decision to dictate the level of obscurity.

Visual Amenity/External Appearance:

The proposed rear extension will project 4m from the rear elevation of the dwelling, in terms of length this is consent with that that would be allowed under permitted development. As such, given this is also to replace an existing conservatory, there are no concerns over the scale of the proposal. It is sited to the rear of the dwelling and will therefore have no adverse visual impact on the character of the area.

In regard to materials, the extension will be faced in timber cladding to the elevations. Whilst this is not a material commonly found in the locality or on the existing dwelling, given the screened location to the rear, it is not considered this would cause visual harm.

The proposed balcony, given the height, may be partially visible from certain aspects. However, visibility would not be reason for refusal. The glazed structure will integrate sufficiently into the dwelling and not read as an anomalous addition.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

BNG

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 29.08.2025. The survey concluded that no evidence of bats was recorded, and the building offers low 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.