


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	24.10.25	Manager:	LH	Date:	24.10.25
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Application Ref:	2025/0777			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	6.10.25	Site Notice:	N/A					
Officer:	Stephen Kilmartin							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Single storey flat roof extension to rear (part retrospective).
Site Address/Location:	Kings Arms 144 Bawdlands Clitheroe BB7 2LA

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council have raised no objections to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
N/A	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport & Mobility
- Policy DME3: Site and Species Protection and Conservation
- Policy DME6: Water Management

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2021/0172:

Change of use of first floor from manager's flat to offices. (Approved)

3/2015/0932:

2 No. new retractable awnings and new ramped access formed to the front of the premises. Works to existing garden area to the rear. (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to the Kings Arms 144 Bawdlands, Clitheroe. The application property is an existing Cocktail Bar and Restaurant located within the defined settlement limits of Clitheroe. The

property is a two-storey end of terrace building with the neighbouring property to the west (146 Bawdlands) being in residential use. The application property is bounded to the east by 'Bawdlands Garage', with the car yard associated with the garage being located directly to the north of the application property.

Proposed Development for which consent is sought:

The application seeks consent (part retrospective) for the erection of a single storey flat roofed extension to the rear of the property. The submitted details propose that the extension will project rearward from the rear of the application building by 4m, benefitting from a width of 4.78m.

The extension will be flat roofed in appearance, being faced in random natural stone to match the materials found on the existing building with the extension benefitting from an overall height of approximately 2.57m. The rear elevation of the extension will benefit from a single door and single window, with the window being of a 'sash' style configuration with stone sill and head detailing.

Impact Upon Residential Amenity:

The application building is bounded to the west by an existing neighbouring residential dwelling (148 Bawdlands), as such consideration must be given in respect of the potential for the extension to result in undue impacts upon the residential amenities of the neighbouring residential occupiers.

The proposed extension will project rearward from the rear of the application building by 4m, benefitting from a width of 4.78m, with the extension benefitting from an overall height of approximately 2.57m, benefitting from an offset from the shared boundary with number 146 of approximately 350mm.

In respect of the potential for the extension to result in undue impacts by virtue of an overbearing impact or loss of privacy, taking account of the offset from the neighbouring shared boundary with number 148 and taking account of the overall height of the proposed extension, it is not considered that the proposed extension will result in an undue overbearing impact upon the residential occupiers of number 148.

In relation to potential impacts upon privacy, the west facing elevation of the extension does not benefit from any windows or doors that would afford an unrestricted outlook into the garden area associated with number 146. As such it is not considered that the extension will result in any adverse impacts upon the residential amenities of the occupiers of number 148 by virtue of a diminished sense of privacy.

Taking account of the solar orientation of the extension, in that it is located wholly to the north of the existing building and to the east of the nearest affected residential receptor, it is not considered that the proposed extension will result in any significant loss of light to the neighbouring residential property.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

In respect of the visual impact of the proposed buildings, consideration must be given in respect of the potential for the proposal to result in undue impacts upon the character or visual amenities of the area.

In this respect, Policy DMG1 is primarily engaged, particularly insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state the following:

In determining planning applications, all development must:

DESIGN

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.*
- 2. 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.*
- 3. 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.*

AMENITY

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

ENVIRONMENT

- 3. All development must protect and enhance heritage assets and their settings.*

Assessment of Visual Impacts(s):

The application seeks consent (part retrospective) for the erection of a single storey flat roofed extension to the rear of the property. The submitted details propose that the extension will project rearward from the rear of the application building by 4m, benefitting from a width of 4.78m.

The extension will be flat roofed in appearance, being faced in random natural stone to match the materials found on the existing building with the extension benefitting from an overall height of approximately 2.57m. The rear elevation of the extension will benefit from a single door and single window, with the window being of a 'sash' style configuration with stone sill and head detailing.

The flat-roofed extension will adjoin, at its eastern extents, a number of existing extensions associated with the premises, with the extension sitting at a lower level than that of the most rearward adjoining extension. In relation to the design and external appearance of the extension, the overall scale of the extension is commensurate with that of existing extension associated with the building, also being of a flat-roofed appearance, which also matches the configuration of the existing structures.

The extension will be faced in random natural stone to match the materials found on the existing building with the rear elevation of the extension benefitting from a single door and single window, with the window being of a 'sash' style configuration with stone sill and head detailing. The window detailing will match the existing detailing found on the rear elevation of the building, with the 'random natural stone' facing ensuring the extension will be read as being a sympathetic addition to the existing building.

Taking account of the location of the extension, the proposed structure will not be afforded any visibility from the public realm and as such is unlikely to result in any adverse impacts upon the character and visual amenities of the immediate or wider streetscene.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Policy DMG1 which seeks to protect against development which would be of detriment to the character or visual amenities of the area.

Highways and Parking:

The proposed extension will serve an existing commercial property, with the structure resulting in no loss of existing parking provision nor will it result in any alterations to the existing highway or parking configuration in the area. As such it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

Landscape/Ecology:

The proposed extension will not have any direct impacts upon existing hedgerow, trees or habitats of conservation concerns with the extension being located on an existing hardstanding area to the rear of the premises. As such, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

It should be further noted that the development is exempt from the mandatory Biodiversity Requirements imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) given that it falls within the 'de-minimis' category 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.