


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	25/11/2025	Manager:	SK	Date:	25.11.25
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Application Ref:	2025/0795			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	30/10/2025	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed erection of a single-storey side extension and associated alterations.		
Site Address/Location:	21 Hawthorn Road Barrow Clitheroe BB7 9ER.		

CONSULTATIONS:	Parish/Town Council
No comments received.	

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:

2019/0012: Full planning application for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 233 dwellings and associated works. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey dwelling located off Hawthorn Road Barrow. The dwelling is located within the defined settlement of barrow, forming part of a recently constructed housing estate.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey extension to the eastern side elevation of the dwelling. The application also seeks consent for the extension of the existing driveway.

Impact Upon Residential Amenity:

The proposed extension is located at the eastern side of the application dwelling, where there is one adjacent neighbouring property. There is one window opening in the side elevation of the neighbouring dwelling facing the proposed development, it is understood that this opening does not serve a habitable window. Nonetheless, given the proximity of the existing dwelling any impact in regard to loss of light would be negligible.

Given the scale and siting of the proposed development, there would be no adverse impact in regard loss of light or overbearing impact.

Visual Amenity/External Appearance:

The application dwelling fronts Hawthorn Road and therefore the proposed development, being located to the eastern side elevation, will be visible from with the public realm. Careful consideration must therefore be given to the impact of the proposal on the character of the area.

In regard to scale, the proposed footprint of the extension would be modest, measuring 2.1m by 6.6m with an eaves and ridge height of 2.6m by 3.3m respectively. The extension would also benefit from a set-back from the principal building line of the dwelling of 1.1m. As such, the extension, based on the scale and siting, would remain entirely subservient to the host dwelling.

In terms of materials, the extension will be constructed using facing brickwork to the elevations with concrete roof tiles, both to match the existing and properties in the vicinity. As such, the development will integrate sufficiently into the street scene.

Highways and Parking:

The proposed extension would result in the loss of one parking space; this will be off set via the widening of the driveway allowing for the introduction of an additional parking space to the front. A condition was placed on the original consent for this development securing the use of parking areas in perpetuity which has triggered the need for this application. Given the loss of parking has been off set, it is not considered there are any grounds for refusal on this basis. A similar condition to maintain the use of the newly proposed parking in the same manor will be enforced on the decision.

As such, there are no highway safety concerns.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

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.	