


**Report to be read in conjunction with the Decision Notice.**

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|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>EP</b> | <b>Date:</b> | <b>07/01/2026</b> | <b>Manager:</b> | <b>KH</b> | <b>Date:</b> | <b>08/01/26</b> |
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| <b>Application Ref:</b>            | 2025/0821  |                     |            |  | <b>Ribble Valley<br/>Borough Council</b><br><br>www.ribblevalley.gov.uk |
| <b>Date Inspected:</b>             | 27/11/2025 | <b>Site Notice:</b> | 27/11/2025 |   |   |
| <b>Officer:</b>                    | EP         |                     |            |   |   |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |            |   | <b>APPROVAL</b>   |

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|---------------------------------|---|
| <b>Development Description:</b> | Proposed installation of greenhouse in rear garden. |
| <b>Site Address/Location:</b>   | 9 Sycamore Walk Clitheroe BB7 1FJ                   |

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| <b>CONSULTATIONS:</b>                             | <b>Parish/Town Council</b> |
| <b>No objections from Clitheroe Town Council.</b> |                            |

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| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  | <b>N/A</b>                                   |

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| <b>CONSULTATIONS:</b> | <b>Additional Representations.</b> |
| No comments received. |                                    |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>  |
| <b>Ribble Valley Core Strategy:</b><br><br>Key Statement DS1: Development Strategy<br>Key Statement DS2: Sustainable Development<br><br>Policy DMG1: General Considerations<br>Policy DMG2: Strategic Considerations<br>Policy DMH5: Residential and Curtilage Extensions<br><br>National Planning Policy Framework (NPPF)   |
| <b>Relevant Planning History:</b><br><br><b>3/2027/0692:</b> Variation of condition 2 of planning application 3/2016/0328. Plot 3 has been moved further away from the site boundary due to engineering issues, and as a result the drawing numbers have changed.<br><br><b>3/2016/0328:</b> Erection of 18 dwellings on land to the rear of Parker Avenue, Clitheroe following the demolition of No 15 Parker Avenue. |

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| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>   |
| <b>Site Description and Surrounding Area:</b><br><br>The application relates to a detached property in Clitheroe. The surrounding area is predominantly residential in nature and the site itself benefits from no special designations. |

**Proposed Development for which consent is sought:**

Consent is sought for the erection of a proposed greenhouse within the rear garden area of the property. The structure would measure 2.3 by 1.7m with a ridge height of 2.6m and would be constructed from glass with a single door opening.

**Principle of Development:**

The proposal relates to the erection of a greenhouse within the curtilage of an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Whilst development of this nature this would typically fall within the thresholds of Permitted Development (Schedule 2 Part 1 Class E), the application dwelling has had its Permitted Development rights removed and subsequently full planning consent is required.

**Impact Upon Residential Amenity:**

Given the small scale of the development proposed and the substantial separation distance between the greenhouse and the nearest residential receptor by virtue of the siting to the south-western extents of the rear garden, it is not considered that the works proposed would result in any adverse impact upon nearby residential amenity.

**Visual Amenity/External Appearance:**

The proposed greenhouse would not be afforded a high level of visibility from the adjacent public realm being sited to the rear of the application dwelling and adjacent an existing detached outbuilding. Notwithstanding this, the proposed structure would comprise a modest size, scale and design which would be appropriate and functional for its purpose as a greenhouse. In this respect, the proposed greenhouse would not take any significant visual prominence within the curtilage itself or the wider landscape. The impact of the development upon the immediate and wider locality would therefore be limited and with this in mind, the works proposed are considered acceptable with respect to the impact upon visual amenity.

**Highways and Parking:**

No highway related issues have been identified with regards to the works proposed.

**Landscape/Ecology:**

No ecological constraints have been identified with respect to the proposed development. The development is exempt from the mandatory Biodiversity Net Gain requirements 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.