


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	17/02/2026	Manager:	LH	Date:	17/2/26
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Application Ref:	2025/0915			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	22/01/2026	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					REFUSAL			

Development Description:	Proposed alteration to existing stone wall boundary treatment to include an increase in height through the introduction of stone columns and fence panels.
Site Address/Location:	7 Shays Drive Clitheroe BB7 1LL.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	Concerns raised in respect to highway safety, but no formal objection lodged.

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 National Planning Policy Framework (NPPF)
Relevant Planning History: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached property within the defined settlement limits of Clitheroe. The surrounding area is predominately residential in nature being typified of similar detached and semi-detached dwellings.

Proposed Development for which consent is sought:

Consent is sought for the alteration of the existing low-stone boundary wall to involve

- Removal of the hedgerow
- Increase in height of the main body of the wall.
- Introduction of a number of stone pillars.
- Introduction of fence panels between said pillars.

Impact Upon Residential Amenity:

The proposed boundary treatment is a sufficient distance from neighbouring receptors to mitigate any substantial loss of light or sense of overbearing given it is located to the edge of the application curtilage.

Visual Amenity/External Appearance:

With respect to general design/external appearance, Policy DMG1 states that:

'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, features and building material...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.'

Paragraph 135 of the National Planning Policy Framework also states that *'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'*

Boundary treatments contribute significantly to the streetscape and character of an area insofar that poorly designed treatments can considerably undermine the quality of the built environment.

In this location, the existing locality has a generally open aspect appearance, characterised by low level boundary treatment and hedgerows which serve to soften the built form, and positively contribute to the street scene and create a sense of uniformity. In contrast, the proposed new stone boundary wall, stone pillars and fence panels, if implemented, would read as a prominent feature, with its location fronting Shays Drive exacerbating this prominence. The proposals overall height and close boarded fence design would be in stark contrast with the existing boundary treatments found within the immediate locality and would create a sense of enclosure which would significantly affect the openness of the area. The stone wall element has been increased in height to measure 1.8m with stone pillars also introduced substantially increasing the amount of solid built form. This is further intensified via the introduction of close boarded timber fence panels. In this respect, the proposed development would read as an incongruous feature which would fail to respond positively to its surroundings, instead appearing at odds with the prevailing character of the immediate street scene. This would be of harm to the existing open nature of the area which is highly characterised by soft landscaping and hedgerow. There is an absence of any similar development to the proposed within the immediate vicinity of the site and as a result the proposal would appear incongruous within the street scene of harm to character of the area.

In view of the above, the proposed development would be in direct conflict with Policy DMG1 of the Ribble valley Core Strategy and Paragraph 135 of the NPPF.

Highways and Parking:

LCC Highways acting as the LHA were consulted in relation to the proposal and have raised concerns in respect to highway safety in as much that the proposed boundary treatment will restrict visibility splays from the adjacent driveway at No.9 Shays Drive.

It is acknowledged that a hedge row has been allowed to grow along the inside of the existing boundary wall which can be maintained and cut back at any time at request.

The submitted plan shows that approximately 6.5m of the visibility splay required for the neighbouring property (No. 9 Shays Drive) falls within the proposed fence line, including four of the proposed 1.8m-high pillars. The LHA therefore considers that the proposal would significantly obstruct visibility for vehicles emerging from No. 9. Consequently, the proposal would result in the use of an access that lacks adequate visibility, creating a highway safety concern.

Despite the concerns raised, following discussion the LHA have opted not to formally object to the proposal and therefore the council do not consider there is justification for an additional refusal reason on highway safety grounds without their explicit support to do so.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposed development. The development is exempt from having to achieve 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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s).

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| 01: | The proposed development by virtue of its overall height, increase in solid built form and visual prominence would result in the introduction of an incongruous and unsympathetic feature that would be of detriment to the character and visual amenities of the surrounding area. As such, the proposal is contrary to the aims and objectives of Policy DMG1 of the Ribble Valley Core Strategy (2008-2028) and Paragraph 135 of National Planning Policy Framework. |
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