


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	18/02/2026	Manager:	KH	Date:	19/02/26
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Application Ref:	2025/0931			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	22/01/2026	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed demolition of garage and conservatory to create the space for a single-storey wrap-around extension and front porch.
Site Address/Location:	10 Peel Park Close Clitheroe BB7 1EX.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.
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 planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached property within the defined settlement limits of Clitheroe. The application site does not benefit from any specific designations, and the surrounding area is predominantly residential in nature.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey side and rear extension that will wrap-around the dwelling. The existing detached garage will be demolished to accommodate this. The application also seeks consent for the construction of a front porch extension.

Impact Upon Residential Amenity:

This application dwelling has two immediately adjacent neighbours known as No.8 and No.12 Peel Park Close. The proposed side extension and porch is located at the northern extents of the dwelling and therefore No.8 will be unaffected in respect to loss of light or any overbearing impact. The proposed rear extension will be sited along the adjoining shared boundary with No.8. This part of the proposal has a rearwards projection of 3m which is consistent with that which could be constructed using permitted development rights. Whilst there may be a negligible impact to the neighbouring property in respect of loss of light, there would be no grounds for refusal on this basis as an extension of identical length could be erected without consent.

No.12 Peel Park Close is located to the north of the application site, with the proposed development being sited along the adjoining shared boundary. However, given the single-storey nature of the extension proposed, paired with the orientation of the two dwellings within their plots not being parallel to one another, no adverse impact is expected resultant. Furthermore, the proposed extension is located in a comparable position to the existing detached garage, with the neighbour benefiting from a similar garage structure to provide a barrier between the development and neighbouring dwelling.

Visual Amenity/External Appearance:

The proposed development is somewhat visible from within the public realm. The extension is single-storey measuring just 2.4m in width to the front elevation. Given the extension is a wrap-around style, the bulk of the development will be screened from view. The proposed extension features both a lean-to style roof and pitched roof profile to accommodate the existing first-floor windows within the side elevation so that the development does not project above them. There are a variety of single-storey extensions and garages within the existing street scene, of varying styles and scale, it is therefore not considered that the proposed extension would read as out of character within the street scene.

In regard to materials, the extension will be constructed using render to the elevations and uPVC windows and doors to match the existing dwelling. The porch will be constructed in facing brick. These are consistent with the application dwelling and surrounding properties and will therefore integrate sufficiently into the street scene.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to the imposition of conditions relating to a construction management plan and driveway construction materials. A construction management plan has been submitted and is accepted on that basis.

Landscape/Ecology:

Biodiversity.

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 24.11.2025. The survey concluded that no evidence of bats was recorded, and the building offers negligible 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.