


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>13/02/2026</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>13/03/26</b>
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<b>Application Ref:</b>	2025/0959			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	12/03/2026	<b>Site Notice:</b>	19/02/2026					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed two storey side extension, single storey rear extension and widening of the existing driveway.		
<b>Site Address/Location:</b>	11 Clitheroe Road, Sabden BB7 9HD.		

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>No comments received.</b>	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>No objection subject to condition.</b>

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

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets  Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions  Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>
No relevant planning history.

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>

The application relates to a semi-detached property in Sabden. The surrounding area is predominately residential with the application site being within the designated national landscape (formerly the AONB) and Sabden Conservation Area.

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

Consent is sought for the construction of a two-storey side extension and a single-storey rear extension at the 11 Clitheroe Road. The extension will accommodate extended living space to the ground floor and an enlarged third bedroom with ensuite to the first floor.

**Impact upon Character/appearance of Conservations Area/Visual Amenity):**

Policy DMG1 of the Ribble Valley Core Strategy states that 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 materials.*
- *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.*

Furthermore, Key Statement EN5 states that

*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.*

The application dwelling is sited within Sabden Conservation Area and as such careful consideration must be given into the impact of the proposal inherent character of the area.

The proposed two-storey extension is readily visible from the public realm and whilst it comprises a significant footprint, it is set back from the principal elevation by approximately 900mm, and the roof pitch falls below that of the main roof. As such, it is considered the extension takes a subservient position to the host dwelling. The rear extension is completely out of sight from within the public realm and as such raises no concerns in regard to visual amenity. The overall scale of the proposed development, whilst creating a substantial footprint increase, is considered acceptable. It will not read as a prominent or overbearing addition to the dwelling given the proposed set back and screened location of the rear extension. The proposed development will close the gap between the application dwelling and No.9 Clitheroe Road to a degree. However, by virtue of the topography of the street and the stepped roof profiles, there will be no significant terracing effect caused resultant.

In respect to materials, the extensions will be faced in render to match the existing dwelling with a stone plinth. The existing dwelling has timber windows, and it is proposed that these will be replaced with uPVC alongside the uPVC windows to be used in the extension. Given the application dwelling is of more modern construction, it is not considered the use of the uPVC widows would be inappropriate in this instance, despite the dwelling being within the Conservation Area. The dwelling is in part of the Conservation Area that is largely made up of more modern properties, featuring uPVC windows, namely those on Crowtrees Road. It is also recognised that the adjoining neighbouring dwelling benefits from uPVC windows. As such, the proposal will integrate sufficiently into the street scene without causing considerable harm to the character of the conservation area or wider national landscape.

**Impact Upon Residential Amenity:**

The proposed two storey extension is sited adjacent to the adjoining shared boundary with No.9 Clitheroe Road. No.9 benefits from a similar two-storey outrigger on the proposed that will provide a level of screening of the proposed extension. The proposed development does not extend beyond the rear building line of the neighbouring extension which will mitigate any potential for overbearing impact or loss of light. There are no windows proposed on the south elevation so no adverse impact on privacy is expected resultant. Nor are there any windows in the northern side elevation of the neighbouring dwelling that would be subject to loss of light.

The alternate neighbouring dwelling sited to the North is No.15 Clitheroe Road. The proposed rear extension will be sited along the adjoining shared boundary with No.15. This part of the proposal has a rearwards projection of 3m which is consistent with that that 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.

There are various new windows and larger sections of glazing proposed on the rear elevation of the development. These openings provide views solely of the rear garden and given there are no dwellings along the rear curtilage, no adverse impact in regard to privacy will be inflicted in this respect.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raised no objection subject to the imposition of conditions relating to the driveway construction materials.

**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 16/01/2026. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

**Flood Risk.**

Constraint analysis shows that the property lies within an area at risk of surface water flooding. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment.

**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.