


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>24/03/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>24/3/26</b>
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<b>Application Ref:</b>	2025/0980			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	17/02/2026	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Regularisation of conversion of garage to living space with new window and door.
<b>Site Address/Location:</b>	33 Shipton Road Clitheroe BB7 2RZ

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Clitheroe Town Council raised no objection.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>No objection.</b>
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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:**

3/2018/0181: Reserved matters application for appearance, landscaping, layout and scale following outline planning permission 3/2014/0597 for up to 275 new dwellings and access. (PD removed for conversion of garages).

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a detached property in Clitheroe on a new housing development access via Waddington Road. The surrounding area is predominantly residential in nature being typified by varying styles of dwelling.

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

Retrospective consent is sought for the conversion of an existing garage structure to accommodate additional living space. The existing garage door will remain in place, internally the garage is split in two sections with a new door and window opening proposed in the western elevation.

**Impact Upon Residential Amenity:**

The application seeks consent for the conversion of an existing structure, there is no new built form proposed and therefore no increased potential for loss of light or sense of overbearing.

There is a new window and door opening proposed in the western elevation of the garage. These will provide views solely of the application dwellings residential curtilage. As such, no loss of privacy is expected resultant.

**Visual Amenity/External Appearance:**

The existing garage door will be retained and therefore from the principal elevation of the structure there will be no visual change. The new window and door proposed in the western elevation will be screened from view by virtue of the existing boundary wall at the site. As such, the proposal will have no adverse impact on the visual amenity of the area.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raised no objection of highway safety or amenity grounds.

It has been recognised that, as a result of the development, there will be a loss of 1 parking space at the site. In this instance, there is no space within the existing site boundary to accommodate an additional parking space following this loss. As such, there will be a shortfall of 1 parking space as required by parking standards which stipulates there should be 3 off-road parking spaces for a 4 bedroomed dwelling. However, given the site is in a relatively suitable location, it is considered that this issue alone would not justify refusal of the application given the lack of any objection from LCC Highways. In this instance the shortfall could be offset by the addition of cycle storage which can be achieved via relevant planning condition.

**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.