


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	04/02/26	Manager:	KH	Date:	05/02/26
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Application Ref:	3/2025/0985			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	08/01/26	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing single storey rear extension and erection of two storey side extension and single storey rear extension and creation of additional parking spaces.
Site Address/Location:	1 Moorend, Clitheroe, BB7 1JZ.

CONSULTATIONS:	Parish/Town Council
A consultation response from Clitheroe Town Council was received on 21 st January 2026 raising no objection to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
No representations 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 DMG3: Transport & Mobility Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached two-storey dwellinghouse at No.1 Moorend, Clitheroe, situated on the corner at the junction of Moorend and Standen Road. The property comprises render and brickwork

to the walls, concrete roof tiles and uPVC framed openings and benefits from an existing single storey rear extension and front porch.

The site to which the proposal relates is located within the defined settlement area of Clitheroe and the surrounding area is predominantly residential in character, comprising mainly of two-storey semi-detached properties of a similar design and appearance.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing single storey extension and construction of a two-storey side extension and replacement single storey rear extension.

The proposed two-storey extension would project 3.7m from the north-eastern gable elevation of the application property with a depth of 7.1m. A pitched roof form would be incorporated measuring 4.8m to the eaves and 7.2m to the ridge. To the front elevation 1no. window would be featured at both ground and first floor, whilst a personnel door and 1no. first floor window would be included to the side and rear elevation respectively.

The proposed single storey extension would project 3m from the rear elevation of the main dwellinghouse and would extend the full width of the property. A lean-to roof form with an eaves and ridge height of 2.5m and 3.7m would be featured and bi-fold doors would be included to the rear, along with 3no. rooflights.

With respect to materiality, the development would be finished in render, brickwork, concrete roof tiles and uPVC windows and doors.

Principle of Development:

The proposal relates to a domestic extension to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The openings proposed to the front and rear of the two-storey extension would provide similar views to those afforded by the existing window configuration featured the main dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this regard. Furthermore, given the orientation of the proposed two-storey extension, it is not anticipated that the glazed personnel door proposed to north-eastern side elevation of the addition would result in any significant loss of privacy to No.3 Moorend, which also benefits from no habitable room windows within its gable elevation facing towards the proposal site. The glazed opening to the rear of the proposed single storey extension would also provide views predominantly towards the private amenity space associated with the application property and therefore no concerns are raised in this respect.

Moreover, it is not considered that the proposed development would result in any significant detrimental harm by way of overshadowing, loss of outlook or daylight. As mentioned above. No.3 Moorend does not benefit from any habitable room windows which would be affected by the proposal, nor would the development extend beyond the rear elevation of No.3 Moorend due to the orientation of the application property in relation to this adjacent residential property. Whilst the proposed single storey extension would extend along the common boundary with No.49 Standen Road, the extension would project a relatively modest 3m from the rear elevation of the semi-detached pair and to the north-east of No.49. As such, any resulting loss of light would be limited.

With the above in mind, it is not anticipated that the proposed works would result in any significant adverse harm upon the existing amenities of any nearby residential receptors that would warrant the refusal to grant planning permission.

Visual Amenity/External Appearance:

The application property occupies a visually prominent position within the street scene and therefore the proposed development would have a clear visual impact. Notwithstanding this, the proposed two-storey extension would be adequately set back from the principal elevation of the dwellinghouse and set down from the main ridgeline so as to ensure that extension reads as a subservient addition to the primary building. The degree of projection to the side would also not be significant, insofar that the extension would have a width which is narrower than the existing two-storey dwellinghouse. In this respect, it is not considered that the proposed development would appear an overtly dominant or incongruous addition to the application property or surrounding area in this particular instance.

The proposed single storey rear extension would also appear appropriate in size and scale when read in context with the existing built form of the property and would largely be screened from public visibility by the dwellinghouse itself. As such, no concerns are raised in this respect.

Furthermore, the development would be finished in materials to match the external appearance of the existing dwellinghouse, including rendered walls with a brick plinth, concreted roof tiles and uPVC framed openings, ensuring visual integration and further reducing the impact of development.

Taking account of the above, it is not considered that the proposal would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

The proposal has been subject to review by Lancashire County Council Highways who raise no objection to the development subject to the imposition of a condition with respect to materiality. The submitted Proposed Site Plan shows that three on-site parking spaces can be accommodated within the site which satisfies parking standards for a four-bedroom dwelling. As such, the proposal is considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

Bats

The application has been accompanied by a Preliminary Bat Roost Assessment Report dated 8th December 2025. The report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat were taken into consideration the buildings were assessed as offering negligible bat roosting potential. Given the lack of roosting potential, it is considered that the development proposals do not risk negative impacts on roosting bats and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This can be secured via a condition

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning application.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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