


Report to be read in conjunction with the Decision Notice.								
<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>20/03/26</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>20/03/26</b>

<b>Application Ref:</b>	3/2025/0988			 Ribble Valley Borough Council www.ribblevalley.gov.uk
<b>Date Inspected:</b>	29/01/26	<b>Site Notice:</b>	29/01/26	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed loft conversion with insertion of rooflights and replacement including extension of single storey rear infill extension and associated works including sash window replacement.
<b>Site Address/Location:</b>	Rodhill, 10 Clitheroe Road, Whalley, BB7 9AB.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received with respect to the proposed development.	

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One letter of objection has been received. The concerns raised with the objection can be summarised as below:	
<ul style="list-style-type: none"> <li>• Considerable loss of light to neighbouring kitchen and rear yard;</li> <li>• Potential impact upon neighbouring outbuilding (ex-Tipler Toilet) if the adjoining shed is taken down;</li> <li>• Confirmation that the party wall will be finished in stonework;</li> <li>• Not sure that the design of the proposed extension in the roof at the rear is in keeping with the architectural period of the rest of the building.</li> </ul>	

<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 EN5: Heritage Assets
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions
Planning (Listed Buildings and Conservation Areas) Act
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 two-storey mid-terrace dwellinghouse known as Rodhill at No.10 Clitheroe Road, Whalley. The property comprises natural stone, natural blue slate roof tiles and a mix of both timber and uPVC framed openings and benefits from an existing two-storey outrigger and single storey sunroom and store to the rear. A detached outbuilding is also located within the rear yard.

The site to which the proposal relates is located within the defined settlement area of Whalley as well as the designated Whalley Conservation Area, with the application dwelling, together with the other properties within the terraced row, identified as a Building of Townscape Merit on the Whalley Conservation Area Townscape Appraisal Map.

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

Consent is sought the demolition of the existing sunroom and lean-to store and construction of a replacement single storey rear extension, insertion of two conservation style rooflights to the rear roof slope and replacement timber triple glazed sash windows throughout. The proposal has been amended since initial submission, with the originally proposed rear dormer extension removed from the scheme following concerns raised with respect to impact upon the character of the Conservation Area.

The proposed stone-built rear extension would project a maximum 4.5m from the rear elevation of the main dwellinghouse with a width of approximately 5.9m to extend the full width of the property. A flat roof form would be incorporated measuring 3.1m in height and a set of composite aluminium bifold doors would be featured to the rear. A lantern roof light would also be installed.

As part of the development, it is also proposed to remove the existing shed/outbuilding located towards the end of the rear yard.

**Principle of Development:**

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

**Impact upon Character/appearance of Conservations Area:**

The application property is located within the designated Whalley Conservation Area and is identified as a Building of Townscape Merit, together with the adjoining terraced properties, on the Whalley Conservation Area Townscape Appraisal Map. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such asset's resultant from the proposed development, namely S72 of the Planning (Listed Building and Conservation Areas) Act.

Additionally Key Statement EN5 of the Ribble Valley Core Strategy states that:

*“There will be a presumption on favour of the conservation and enhancement of the significance of heritage assets and their settings”.*

Policy DME4 also states, in respect of development within Conservation Areas, that development will be assessed on the following basis:

*“Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance”.*

Policy DMG1 is also engaged in concert with Key Statement EN5 and Policy DME4 insofar that the Policy sets out general Development Management considerations which state:

*“In determining planning applications, 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 materials [and] 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”.*

The National Planning Policy Framework (NPPF) sets of further duties in respect to determining proposals that affect designated heritage assets. Paragraph 212 of the NPPF states that *“when considering the impact of a proposed development on the significance of designated heritage assets, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be)”.*

With specific regard to the proposal site, the Whalley Conservation Area Appraisal notes that *“Nos. 1-7 (odd) and nos. 4-18 (even) Clitheroe Road (Ebenezer Terrace) are two terraces of higher status stone houses, the later built in 1877. They retain many of their original features including slate roofs, canted ground floor bay windows, and in the case of nos. 1-7, small roof dormers which casement windows. Most importantly, both terraces have their original front boundary walls and small front garden, set back from the pavement.”*

Based on the above, it is evident that the inherent special interest of the application property is largely due to the aesthetic value of the front western facing elevation both as an individual dwelling but to a greater degree as part of the terraced row.

The proposed development would be predominantly directed to the rear of the application property, with the only alterations proposed to the front of the dwelling being the replacement of the existing windows with new timber sash windows. This would remain wholly in keeping with the character of the surrounding area and would not result in any adverse impact upon the visual amenities or significance of the application property or wider Conservation Area.

With respect to the proposed development itself, the scheme originally submitted with the application included the construction of a large box dormer to the rear of the property. Although it is recognised that the rear elevation of the terraced row is not afforded a high level of public visibility, the rear roof slope is partially visible from Brookes Lane which would result in the proposed addition having some visual impact upon the surrounding area. In this respect, it is noted that the rear of the terraced row has undergone substantial alterations over the years, including alterations to the original cat-slide mono-pitch roofs of the two-storey outriggers featured to the rear of each terraced property and the construction of single storey extensions of varying forms. However, the main roof profile of the terraced row has remained largely unaltered which has helped to preserve the inherent character of the row. As such, it was considered that the proposed box dormer, if implemented, would result in detrimental harm to the existing character and visual amenities associated with the building.

It is acknowledged that No.6 Clitheroe Road benefits from an existing box dormer to its rear roof slope. However, there does not appear to be any planning history relating to this addition and therefore it is

assumed that the dormer was either constructed under permitted development prior to the boundary of the Whalley Conservation Area being Extended to include the terraced row, or unlawfully. In either case, the existing dormer is afforded limited weight in this particular instance, given the impact upon the Conservation Area did not form part of any formal assessment. The presence of the existing dormer is therefore not considered a reason in itself to allow further inappropriate development to occur.

Following discussions with the Agent, the scheme has been amended. The dormer has been removed and is instead replaced by the insertion of two conservation style roof lights within the existing rear roof pitch of the dwellinghouse. This is considered acceptable, insofar that the resultant visual impact upon the terraced row and wider Conservation Area would be limited.

With respect to the single storey rear extension, this would replace the existing single storey sunroom and store and would remain appropriate in size and scale when read in context with the existing built form of the dwellinghouse. While the proposed flat roof and aluminium bifold doors would result in a relatively modern appearance, the overall design of the extension would not be dissimilar to the existing single storey additions featured to the rear of adjacent properties, namely Nos. 14 and 16 Clitheroe Road. The use of stone would also match the external appearance of the existing property, ensuring visual integration and further reducing the impact of development.

The removal of the existing outbuilding is also considered acceptable, insofar that the structure is of a poor-quality concrete blockwork construction and does not offer any visual, historic or architectural value to the proposal site or wider area.

With this mind, it is not considered that the amended scheme would significantly detract from the existing visual amenities of the immediate or wider locality, nor would it result in any significant adverse harm to the historic or architectural significance of the row of terraced properties or the wider Conservation Area as a whole. As such, it is not considered that the proposed works raise any direct conflict with Key Statement EN5 or Policy DMG1 and DME4 of the Ribble Valley Core Strategy, nor any measurable undue conflict with the aims, objectives and requirements of Paragraph 212 of the NPPF.

#### **Impact Upon Residential Amenity:**

The openings proposed to the single storey rear extension would provide similar views to those afforded by the existing window configuration featured to the rear of the main dwellinghouse and would not have a direct interface with any nearby residential receptors. As such, no concerns are raised with respect to direct overlooking or loss of privacy.

It is noted that concerns have been raised with regards to the proposed single storey rear extension and the potential for loss of light to neighbouring windows. However, both No.8 and No.12 Clitheroe Road benefit from existing structures to the rear, directly adjacent to the common boundary with the application property. In this respect, the Proposed Site Plan indicates that the proposed extension would project approximately 0.5m beyond the existing built form of No.8 and No.12 Clitheroe Road and therefore any resultant impact upon these neighbouring residential receptors by way of overshadowing and loss of light would be minimal and would not warrant the refusal to grant planning permission.

Taking account of the above, the development is considered acceptable with respect to impact upon residential amenity.

#### **Highways and Parking:**

The application has been subject to review by Lancashire County Council Highways who are of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the proposal site. As such, the Local Highway Authority have raised no objections to

the development, and the proposal is therefore considered acceptable with respect to highway safety and parking.

**Landscape/Ecology:**

A Technical Note: Preliminary Bat Roost Assessment has been submitted with the application dated 21<sup>st</sup> January 2026. The Technical Note concludes that no evidence of a bat roost was encountered and no potential roost features were identified. Therefore, the property was found to have no bat roost suitability. Given the above, it is the professional judgement of Knight Sky Ecology that no further detailed assessment or surveys are required.

The Technical Note also states that no evidence of nesting birds was observed and there was considered to be negligible risk that birds' nests would be present. However, it is noted that the development proposal presents a suitable opportunity to enhance nesting opportunities for birds via the provision of bird box. It is advised that a house sparrow terrace nesting box be fitted to the rear elevation of the property at a height of at least 3 metres. This can be secured via a condition.

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

**Other Matters:**

Concerns have been raised by a third-party representation with regards to the proposed removal of the existing outbuilding sited at the end of the application property's rear yard and the potential impact this may have upon the adjoining neighbouring structure. It has been requested that care be taken to build up the party wall to support the neighbouring roof structure. Whilst these concerns are acknowledged, party wall issues are not a material planning consideration and instead form a private, civil matter.

It has also been requested that confirmation be provided that the side elevation of the proposed extension, which will form a party wall, will be finished in stonework. The development is proposed to be constructed from stonework, as stated within the submitted application form and shown on the proposed plans, with a condition imposed to secure this.

**Observations/Consideration of Matters Raised/Conclusion:**

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

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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