


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	26/03/2026	Manager:	LH	Date:	26/3/26
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Application Ref:	2026/0008			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	26/03/2026	Site Notice:	N/A					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed new pitched roof to replace existing flat roof to first floor extension, conversion of garage, construction of porch and proposed single-storey extension to rear, removal of existing carport, and extension to side of existing private dwelling.
Site Address/Location:	57 Edisford Road Clitheroe BB7 3LA

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council raised no objection.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The proposal relates to detached dwelling within the defined settlement boundary of Clitheroe, the property itself is not on any designated land. The surrounding area is predominantly residential and the dwellings in the immediate vicinity resemble the application dwelling.
Proposed Development for which consent is sought:

The proposal seeks the erection of a new pitched roof profile on the existing two-storey flat roof side extension. The existing car port will be replaced with a full garage, along with a single-storey rear extension. The existing integral garage will be converted into living space.

Impact Upon Residential Amenity:

The existing two-storey side extension is sited at the Eastern side of the dwelling where the neighbouring property No.55 Edisford Road is sited. No.55 benefits from an attached garage in close proximity to the shared boundary. The proposed change in roof profile, to accommodate a pitched roof, will only result in a small increase in height and built form. Given the position of the application dwelling and its neighbour within their plots, it is not considered there would be any adverse impact resultant for the roof alteration.

The proposed garage, which will replace the existing car port, is to be sited at the Western side of the dwelling where No.59 Edisford Road is positioned. The proposed garage will adjoin the proposed rear extension meaning the built form adjacent to the shared boundary will measure 9.5m in total. Given the single storey nature of the development to the west and given there are no windows in the eastern side elevation of No.59, it is not considered there would be any significant adverse impact on neighbouring amenity.

The proposed rear extension will project 4m from the rear elevation of the dwelling at its greatest point, and 2.35m for the remainder. This is a modest rearwards projection and as such there will no adverse impact in respect to loss of light or sense of overbearing created resultant that would warrant refusal.

Visual Amenity/External Appearance:

Both the proposed first-floor pitched roof to the side of the dwelling and attached garage are readily visible from the public realm. However, given that the materials proposed are consistent with those found on the host dwelling, and properties in the vicinity, it is considered that the proposal would integrate sufficiently into the street scene. Both the proposed garage and altered roof profile benefit from a substantial set back distance from the principal elevation, in addition to the roofline of the first-floor element falling below that of the existing dwelling, as such allowing the proposal to take a subservient position to the host dwelling.

The proposed single-storey rear extension will be completely out of site from within the public realm and therefore raises no visual amenity concerns. In respect to footprint, the rear extension is modest and largely to comparable to what could be constructed using permitted development rights.

The proposed front porch extension is modest, featuring a pitched roof profile. This will replace the existing flat roof porch at the dwelling. This is considered a visual improvement and adds an element of architectural interest in comparison to the existing flat roof porch.

Overall, the increase in scale and massing of the proposed development is relative to that of the host dwelling and is consistent with other extensions found on properties within the immediate vicinity. It is therefore considered that there is no significant visual harm expected as a result.

Highways and Parking:

LCC highways were consulted in relation to the proposal, they raise no objection subject to the creation of an additional car parking space within the curtilage to offset the loss of the space within the existing carport.

Landscape/Ecology:

An ecology report has been submitted with the application, conducted on 30/01/2026. It identified that there are no potential roost features at the dwelling, nor was any evidence of bats discovered, as such no

further action is required in this respect. In regard to nesting birds, it is considered that there is high potential for birds to be nesting within vegetation during bird nesting season, the methods and mitigation method within the report should therefore be adhered to.

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.