


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	05/03/26	Manager:	LH	Date:	6/3/26
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Application Ref:	3/2026/0010				Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>	
Date Inspected:	29/01/26	Site Notice:	N/A			
Officer:	LW					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed extension to the garage to create a two-storey addition to the side of the house. Conversion of garage to living accommodation.
Site Address/Location:	112 Clitheroe Road, Whalley, BB7 9AQ.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection providing 3 parking spaces can be achieved, 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 DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2015/0477: Variation of condition 2 (to allow for a double rather than a single garage for House Type A Plot 1) on planning permission 3/2014/0725 (Approved).

3/2014/0725: Proposed erection of 7no. dwellings and associated works (Approved).

3/2012/0617: Outline application for a proposed residential development of seven dwellings (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two storey dwellinghouse at No.112 Clitheroe Road, Whalley. The property comprises coursed stone facings, natural slate roof tiles and uPVC windows and benefits from an existing single storey double garage attached to the eastern gable elevation.

The property is the result of a planning permission granted in 2014 (application ref: 3/2014/0725) for the construction of 7no. dwellings to the eastern side of Clitheroe Road, with subsequent S73 application 3/2015/0477 allowing for the incorporation of the aforementioned double garage at the application property instead of the originally approved single garage.

The site to which the proposal relates is located within the defined settlement area of Barrow and a Public Right of Way passes to the north of the property.

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing double garage and construction of a first-floor extension.

As part of the garage conversion, the footprint of the existing garage would be extended by 1.5m to the front with the existing garage door replaced by two window openings. A new window would also be included to the rear.

The proposed first-floor extension would be sited above the converted garage and would measure 6.2m by 7.4m with an eaves and ridge height of 3m and 6.5m respectively. The development would incorporate a dormer window to both the northern facing front and southern facing rear elevation, as well as an additional window to the eastern facing gable elevation.

With respect to materiality, the proposal would be constructed from course stone facing with slate roof tiles and uPVC framed openings.

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 Residential Amenity:

It is not anticipated that the proposed development would result in any significant loss of privacy to nearby residential receptors that would warrant the refusal to grant planning permission. The openings proposed to the front of the development would remain approximately 30m from No.2 Stonewater Close, situated to the north of the proposal site, and whilst the windows to the rear would provide views towards No.110 Clitheroe Road, this neighbouring property does not benefit from any existing window openings to its northern facing side elevation which faces towards the rear of the application property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The first-floor window proposed to the eastern gable elevation would also provide views towards the principal elevation No.114 Clitheroe Road; however, this window would serve a hallway and therefore could be obscure glazed in order to protect the privacy of No.114 without adversely impacting the amenity of the proposed development. This can be secured via a condition.

As mentioned above, a separation distance of 30m would be retained between the proposed development and No.2 Stonewater, while the development would be sited 12m from No.114 Clitheroe

Road and 10m from No.110 Clitheroe Road. As such, no concerns are raised with respect overshadowing, loss of outlook or daylight.

With the above in mind, the proposed works are considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed alterations to the existing garage, including an increase in footprint and fenestration changes, are considered acceptable insofar that the resulting visual impact upon the application property and surrounding area would be minimal.

The proposed first floor extension would be afforded a high level of public visibility; however, the development would be sited above the existing garage structure, set back from the principal elevation of the dwellinghouse and down from the main ridgeline. The addition would therefore take a clearly subordinate position in relation to the parent building and would not appear overly incongruous or over dominant when read in context with the existing built form. The overall design of the addition would also appear sympathetic to the external appearance of the main dwellinghouse. The pitched roof dormers would reflect the pitched element featured to the principal elevation of the property, whilst the proposed materials would match that of the existing dwellinghouse.

Taking account of the above, it is not considered that the proposed works would result in any significant adverse harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

The proposal has been subject to review by Lancashire County Council Highways who raise no objection to the development. The Local Highway Authority (LHA) note that there is a loss of a garage with the proposal; however, the car parking is proposed to be increased to the front of the property via an extension of the existing driveway. The extended driveway would be capable of accommodating at least three vehicle parking spaces and therefore the development is considered to comply with parking standards for a 4+ bedroom property.

The LHA has requested that the extension of the drive be constructed in a bound porous material. This can be secured via a condition.

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 building was 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, it is 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.