


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	19/03/26	Manager:	KH	Date:	20/03/26

Application Ref:	3/2026/0046			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/01/26	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing conservatory and construction of single storey rear extension.
Site Address/Location:	Gleneagles, 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:	N/A

CONSULTATIONS:	Additional Representations.
One letter of objection has been received. The concerns raised can be summarised as below:	
<ul style="list-style-type: none"> • Loss of light; • Unsightly due to its dimensions; • Very close to the boundary and encroachment over the boundary would be inevitable during construction. 	

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: 3/2025/0623: Prior notification for demolition of existing conservatory and construction of proposed single-storey rear extension 6m long, 4.2m wide, 2.6m high to eaves and 3.5m high to ridge under Part 1 Class A of the GPDO (Permission Required). 3/2008/0201: Replacement of existing garage (Approved).

3/2004/0727: Conservatory (Approved).

3/2003/0072: Two storey rear extension. Re-submission (Approved).

3/2002/0755: Two storey rear extension (Refused).

3/1999/0308: Erection of porch to front of house (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey semi-detached dwellinghouse known as Gleneagles, located to the western side of Clitheroe Road within the defined settlement area of Barrow. The property comprises brickwork and render to the external elevations, slate roof tiles and uPVC windows and doors and benefits from an existing two-storey side/ rear extension, conservatory and detached outbuilding.

Proposed Development for which consent is sought:

Consent is sought for the proposed demolition of the existing conservatory and construction of a single storey rear extension.

The proposed extension would project 6m from the rear elevation of the main two-storey dwellinghouse with a width of 4.2m and an eaves and ridge height of 2.6m and 3.4m respectively. A large element of glazing would be featured to the rear elevation, along with 3no. full height windows and a roof light to the south facing side elevation.

With respect to materiality, the proposal would be finished in smooth render, slate roof tiles and metal framed openings.

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 application property is a semi-detached dwellinghouse, adjoined to the north by a residential dwelling known as Amber Lea. The proposed extension would project 6m along the common boundary with Amber Lea, with this adjoined dwelling benefitting from an existing window opening to its rear elevation, adjacent to the boundary with the application property.

It is noted that the application property already benefits from an existing lean-to conservatory which extends approximately 3.4m along the shared boundary with a maximum height of 3.2m, adjoined to a two-storey rear extension. Given its proximity to the neighbouring window and southerly position in relation to Amber Lea, it is likely that the neighbouring occupiers already experience some loss of light as a result of the existing additions.

However, the proposed development would result in the replacement of the existing conservatory with a pitched roof, reverse gable extension with a depth of 6m and ridge height of 3.4m. As such, the harm resulting from the development, by way of overshadowing and loss of light, would likely exceed that of the existing built form, by virtue of its increased rearward projection and height.

Whilst the scheme was defined as permitted development under larger home prior approval application 3/2025/0623, these concerns were raised during an assessment as to whether prior approval would have been granted in the event that the scheme did not meet all the relevant criteria in the interest of transparency.

Despite this, it is now understood that the aforementioned window featured to the rear of Amber Lea, although serving a habitable space (lounge), is in fact a secondary window with the bay window featured to the principal elevation of the neighbouring property also serving the space. As such, the window to the rear elevation does not form the sole source of natural light to the habitable room. With this in mind, it is not considered that the impact resulting from the proposed extension would warrant the refusal to grant planning permission in this particular instance, given an adequate level of natural light would be retained via the front bay window.

Furthermore, no concerns are raised with respect to the neighbouring property known as Spingkell. The extension would be set approximately 4.8m from the shared boundary and whilst the proposed openings to the south facing side elevation would face towards Spingkell, the development would be adequately screened by existing built form. The proposed windows would thus provide views predominantly within the private amenity space associated with the application property and therefore it is not anticipated that any significant adverse harm by way of overshadowing, loss of outlook or daylight would be resultant.

The glazing proposed to the rear elevation of the extension would also have no direct interface with any nearby residential receptor, providing views towards the application property's rear garden and open fields which border the site to the rear.

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

Visual Amenity/External Appearance:

The proposed extension would not be afforded a high level of visibility from the adjacent public realm being sited to the rear of the property and therefore screened from view by the application property itself. As such, the proposals impact upon the visual amenities of the street scene would be negligible.

Whilst the extension would be substantial in size measuring 6m in depth, it is not considered that the overall size, scale and design of the development would significantly detract from the external appearance of the existing dwellinghouse or appear overly incongruous or over dominant when taking into account the existing built form of the property. As such, no significant concerns are raised in this respect.

With the above in mind, it is not considered that the proposed development would result in any significant adverse harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

No highways related issues have been identified with respect to the proposed development.

Landscape/Ecology:

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

Other Matters:

It is acknowledged that a third-party representation has raised concerns with respect to encroachment over the boundary wall during construction works. Whilst this is noted, issues concerning party walls are not a material planning consideration and are instead private, civil matters in which the Local Planning Authority has no involvement in.

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.