


Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	LW	Date:	24/03/26	Manager:	LH	Date: 26/3/26

Application Ref:	3/2026/0049			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/02/26	Site Notice:	10/02/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Demolition of existing side car port with erection of single storey rear extension and two storey side extension with integral garage.
Site Address/Location:	11 St Peters Close, Clayton le Dale, BB1 9HH.

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

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

CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development</p> <p>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</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>No relevant planning history.</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:
<p>Site Description and Surrounding Area:</p> <p>The application relates to a two-storey semi-detached dwellinghouse at No.11 St Peters Close, Clayton le Dale. The property comprises pebbledash render, concrete roof tiles and white uPVC framed openings and benefits from an existing car port to the north-western facing side elevation. The site to which the</p>

proposal relates is located within the defined settlement of Wilpshire and benefits from no other designations or constraints.

Proposed Development for which consent is sought:

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

The proposed two-storey side extension would project 4.43m from the north-western elevation of the application property with a depth of 7.4m. A hipped roof form would be incorporated measuring approximately 5.2m to the eaves and 7.2m to the ridge. To the front elevation a garage door and 1no. first floor window would be featured, whilst a Juliet balcony accessed via a set of glazed double doors would be included to the rear at first floor. Two windows and a personnel door would also be featured to the north-western side elevation.

The proposed single storey extension would have a rearward projection of 4.3m and width of 10.2m. A flat roof form with a lantern light would be incorporated measuring 3.5m in height. To the rear elevation, a set of glazed patio doors and two full height windows would be featured.

With respect to materiality, the proposal would be finished in off-white render with a red brick plinth, concrete roof tiles and grey uPVC framed openings. The existing pebble dash render and white uPVC openings featured to the existing dwellinghouse are also proposed to be altered to off-white render and grey uPVC frames.

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:

The openings proposed to the front and rear elevations of the two-storey side extension would provide similar views to those afforded by the existing window configuration featured to the front and rear of the main dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy are anticipated in this respect. The windows to the north-western side elevation of the extension would face towards the adjacent residential property at No.10 St Peters Close; however, these windows are proposed to serve a WC at ground floor and walk-in wardrobe at first floor which are not considered habitable spaces. As such, these windows can be obscure glazed in order to mitigate the risk of any direct overlooking/ loss of privacy without detrimentally impacting the amenity of the proposed development. This can be secured by way of a condition.

Furthermore, the glazing proposed to the single storey rear extension would not have a direct interface with any nearby residential receptors and would provide views predominantly towards the private amenity space associated with the application property. As such, no significant concerns are raised in this respect.

The proposed development would be within close proximity to an existing two-storey side extension featured at No.10 St Peters Close which was approved under application reference 3/2018/1102 and subsequently amended under non-material amendment application 3/2019/0223. The proposed two-storey side extension would likely result in some loss of light to the windows featured to the front south-eastern elevation of the neighbouring extension. However, the ground floor window is understood to serve a WC which is not a habitable space, and although the first floor window is understood to serve a

bedroom, this bedroom also appears to be served by another window featured to the south-western side elevation which would ensure that an adequate level of natural light would be maintained.

The proposed single storey extension would extend 4.3m from the rear elevation of the application property, close to the shared boundary with No.12 St Peters Close. No.12 St Peters Close benefits from a modest rearward projecting structure with window openings to the rear elevation. Despite this, it is noted that the proposed rear extension would be set approximately 0.6m away from the common boundary and located to the north of the neighbouring windows and therefore it is unlikely that the development would result in any significant detrimental harm upon the occupiers of No.12 St Peters Close, by way of overshadowing, loss of outlook or daylight, that would warrant a refusal to grant planning permission for this reason alone.

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

Visual Amenity/External Appearance:

The proposed single storey extension would not be afforded a high level of visibility from the adjacent public realm being sited to the rear of the application property. Notwithstanding this, the extension would appear appropriate in size, scale and design when read in context with the existing built form of the application property and therefore no concerns are raised in this respect.

In most cases, the Local Planning Authority seek to ensure that two storey extensions are adequately set-down from the main ridgeline and set-back from the principal elevation so as to ensure that the proposal appears subservient to the main dwellinghouse. In this case, whilst the proposal originally submitted with the application included a marginal set back of 0.3m from the principal elevation of the application property, this was not considered sufficient enough to ensure that the proposal clearly reads as a subordinate addition to the original built form of the property.

Following discussions with the Agent, an amended scheme has been submitted which shows a 0.6m set back from the principal elevation, to match the first-floor set back of the two-storey side extension featured to No.8 St Peters Close which was approved under application reference 3/2014/0407. This, together with set down from the main ridgeline, is considered acceptable. The sideward projection of the extension would also not be significant to an unacceptable degree when read in context with the existing built form of the property.

The development would be finished in off-white render with a red brick plinth, grey uPVC framed windows and concrete roof tiles which would visually integrate with the material palette of the existing street scene.

With the above in mind, it is not anticipated 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:

The application has been subject to review by Lancashire County Council Highways. The Local Highway Authority notes that the proposed integral garage is suitable for cycle storage but is substandard for car parking. Despite this, 3 parking spaces can be accommodated on the drive which would meet parking standards. As such, no objection is raised, and it is not anticipated that the proposal would have any significant impact upon highway safety or capacity in the immediate vicinity of the site.

Landscape/Ecology:

A Preliminary Ecological Survey and Assessment in Respect of Bat Species and Nesting Birds report has been submitted in support of the application. The report concludes that no current or historic evidence of roosting bats was found in any part of the targeted complex or elsewhere within the overall site and the building has an overall low bat roosting suitability. The adjacent habitat has the potential to support reasonable numbers of foraging bats of varying species, and it was concluded that since there is currently no evidence of the presence of bat roosts within any part of the building, that any proposed modifications to the dwelling will not have significant implications on the population status of local bat species. It is considered that the likelihood of a significant roost being established is very unlikely, with lone and/or transient roosting likelihood being negligible. As such, there is not a requirement for an EPS mitigation licence as issued by Natural England and a single visit to the site to carry out a single daylight evidence and opportunity bat survey is considered sufficient for a preliminary assessment of the site. Despite this, as a measure of best practice, precautionary measures should be applied as described in Section 5 of the Report. This can be secured by way of a planning condition.

The Report also concludes that there may be some site clearance work carried out during the planned development. However, this will be kept to a minimum and trees, shrubs and hedgerows around the site will be mostly unaffected by the work. As bats use linear features such as lines of trees, or walls, as foraging, navigating and commuting routes, it is considered that any small loss of habitat, and any future development on the site, would not affect the overall foraging or commuting potential for bats in the area. There is also potential for the trees and shrubbery both within, and around the site perimeter, to be used by birds for both roosting and nesting purposes, but neither active nor historic nests were found during the surveys.

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.
------------------------	---