


**Report to be read in conjunction with the Decision Notice.**

|                |                 |           |              |                   |                 |           |              |                 |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>EP</b> | <b>Date:</b> | <b>08/09/2026</b> | <b>Manager:</b> | <b>KH</b> | <b>Date:</b> | <b>09/04/26</b> |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|

|                                    |             |                     |     |                                                                                                                                                                       |                 |  |  |  |  |
|------------------------------------|-------------|---------------------|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--|--|--|--|
| <b>Application Ref:</b>            | 3/2026/0100 |                     |     | <br><b>Ribble Valley Borough Council</b><br><small>www.ribblevalley.gov.uk</small> |                 |  |  |  |  |
| <b>Date Inspected:</b>             | 07/04/2026  | <b>Site Notice:</b> | N/A |                                                                                                                                                                       |                 |  |  |  |  |
| <b>Officer:</b>                    | EP          |                     |     |                                                                                                                                                                       |                 |  |  |  |  |
| <b>DELEGATED ITEM FILE REPORT:</b> |             |                     |     |                                                                                                                                                                       | <b>APPROVAL</b> |  |  |  |  |

|                                 |                                               |
|---------------------------------|-----------------------------------------------|
| <b>Development Description:</b> | Proposed detached garden room in rear garden. |
| <b>Site Address/Location:</b>   | 16 Higher Standen Drive Clitheroe BB7 1FT     |

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|--------------------------------------------|----------------------------|
| <b>CONSULTATIONS:</b>                      | <b>Parish/Town Council</b> |
| Clitheroe Town Council raise no objection. |                            |

|                       |                                              |
|-----------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  | N/A                                          |

|                       |                                    |
|-----------------------|------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Additional Representations.</b> |
| No comments received. |                                    |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                                                                                                                                                                                                                                |
| <b>Ribble Valley Core Strategy:</b><br><br>Key Statement DS1: Development Strategy<br>Key Statement DS2: Sustainable Development<br><br>Policy DMG1: General Considerations<br>Policy DMG2: Strategic Considerations<br>Policy DMH5: Residential and Curtilage Extensions<br><br>National Planning Policy Framework (NPPF)                                                                                         |
| <b>Relevant Planning History:</b><br><br><b>3/2023/0440-</b><br>Proposed single-storey rear extension to side. (approved with conditions)<br><br><b>3/2016/0324 -</b><br>Phase 01 Reserved Matters application (access, layout, scale, external appearance and landscaping) for the erection of 229 dwellings pursuant to outline consent 3/2015/0895. (approved with conditions) – condition 9 Removes PD rights. |

|                                               |
|-----------------------------------------------|
| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>    |
| <b>Site Description and Surrounding Area:</b> |

The proposal relates to a detached dwelling located on a new development within the defined settlement boundary of Clitheroe. The surrounding area is primarily residential, and the dwelling itself is not on any designated land.

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

Consent is sought for the erection of a detached single storey garden room location within the rear curtilage.

**Impact Upon Residential Amenity:**

Policy DMG1 of the Ribble Valley Core Strategy states that all development must

- *Not adversely affect the amenities of the surrounding area.*
- *Provide adequate day lighting and privacy distances.*

The proposed garden room is located within the southwestern extents of the rear garden, in close proximity to the shared boundary with 14 Higher Standen Drive. Given the modest scale and flat roof nature of the building, it is not considered that there is any potential for loss of light or overbearing impact upon the neighbouring receptors at No.14, which would warrant refusal. The boundary fence will largely screen the development.

**Visual Amenity/External Appearance:**

Policy DMG1 of the Ribble Valley Core Strategy states that 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.*
- *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*

The proposed garden room is to be located within the rear curtilage of the application dwelling. The existing garage building will provide screening of the proposal when viewed from the principal elevation the application dwelling.

The rear curtilage boundary sits adjacent to a small car park serving the residential dwellings and offering visitor spaces. As such, there is potential for the building to be seen from within public realm. The proposed building is modest in scale with a maximum height of 2.815m. Due to the carpark being on a slightly lower ground level than the application garden, the proposed building would only be marginally taller than the existing boundary treatment. As a result, the development will not host a visually prominent position.

The proposed building will be constructed in grey fibre cladding with uPVC windows and doors. Whilst grey cladding of this nature is not a material found commonly in the vicinity, given the screened location, it would not be of harm to the character of the area.

It is therefore not considered that the proposal would have an adverse impact on the visual amenities of the area.

**Highways and Parking:**

LCC Highways have not been consulted in relation to the proposal given it will not adversely impact highway safety or amenity.

**Landscape/Ecology:**

No ecological constraints identified.

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

The proposed development will not have an adverse impact on either residential or visual amenity. 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.