

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	10/07/2026	Manager:	LH	Date:	13/7/26
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Application Ref:	2026/0160			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/06/2026	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey side and rear extension incorporating a garage conversion.
Site Address/Location:	3 Poplar Way Barrow Clitheroe BB7 9ZN

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
CONSULTATIONS:	Additional Representations.
No comments 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 DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a detached two-storey dwellinghouse at no.3 Poplar Way. The site to which the proposal relates is located within the defined settlement area of Barrow and the surrounding area is predominantly residential in character.

Proposed Development for which consent is sought:

Consent is sought for the partial demolition and conversion of the existing detached garage, which will adjoining the proposed single-storey side extension to accommodate extended living space to the ground floor.

Impact Upon Residential Amenity:

The proposed extension will be located to the southern extents of the dwelling where the neighbouring No.1 Poplar Way and No.30 Aspen Crecent are sited.

The proposed extension will comprise a similar siting to the existing detached garage which is located to the rear of No.30 Aspen. The proposed extension will have a shorter height than the proposed extension. There is therefore no adverse impact expected in this regard.

Similarly, the proposed single-story side extension will be located to the rear of No.1 Poplar Way. No.1 has a detached garage building to the rear of the site which will largely screen the proposed extension. In addition, the proposed extension is of modest height to the eaves, with a lean-to roof sloping away from the neighbouring property. As such, no adverse impact is expected.

Visual Amenity/External Appearance:

The application dwelling fronts Poplar Way hosting a corner position and is therefore readily visible from within the public realm.

The proposed extension will measure 13.8m in length projecting 4.8m beyond the rear elevation of the dwelling. Whilst this is a substantial footprint, the width of the extension is relatively modest measuring just 2.9m. It is therefore not considered that the proposal looks over-dominant, particularly when viewed from Poplar Way itself. In addition, the proposed side extension will be set back from the principal building line of the dwelling by 500mm to assist in the development remaining subservient to the host dwelling.

The extension will be constructed in facing brickwork with a concrete tiled roof and uPVC windows and doors, all of which match the existing dwelling and surrounding properties. The extension will therefore integrate sufficiently into the area.

Highways and Parking:

A consultation response from Lancashire County Council Highways was received requesting 3no. on-site parking spaces be provided on a widened driveway due to the loss of the garage and parking space. Following this, an amended plan has been received showing additional parking provision to the front. The proposal would therefore comply with parking standards and is considered acceptable with respect to highway safety and parking.

In addition, they requested that two conditions be placed on any approval for the submission of a construction management plan and a restrictive condition to manage timing of deliveries. The CMP was submitted during the course of the application and was considered acceptable by highways.

Landscape/Ecology:

A preliminary bat roost assessment was conducted at the application site. The survey concludes that no evidence of bats was found in the dwelling itself and the building offers negligible roosting potential. No evidence of bats was recorded in the garage; however, low roosting potential was identified in the weatherboarding to the front. It was therefore recommended that this feature be assessed and inspected using a torch and/or endoscope, prior to the removal of the timber weatherboarding to accommodate the

construction single-storey side extension. This will ensure no bats or evidence of bats are identified within the identified feature. A supplementary statement has been submitted during the course of the application, which confirms that the weatherboarding has been removed and that the pre-commencement check was carried out by a lichenologist prior to its removal and in preparation for constructing the extension. No further surveys are deemed necessary.

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

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.