

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	15/06/2026	Manager:	KH	Date:	22/06/26

Application Ref:	2026/0168			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/04/2026	Site Notice:	16/04/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed single-storey extension to side and rear with internal reconfiguration.
Site Address/Location:	19 Browgate Sawley Clitheroe BB7 4NB

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising the following concerns - Loss of light/overbearing - Loss of privacy - Potential Vehicle Crossover.	

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 property in Sawley. The property consists of stone, slate roof tiles and white UPVC windows. The property is situated between the River Ribble and A59 highway within a cluster of detached properties to the South of Sawley village centre.

Proposed Development for which consent is sought:

Consent is sought for the construction of single-story side and rear extension to accommodate extended living space. The existing conservatory will be demolished to accommodate this.

Impact Upon Residential Amenity:

The side extension will be sited approximately 1.5m from the adjoining shared boundary with the neighbour to the northeast. Given the extension is of flat roof design, it is only marginally taller than the adjoining boundary fence. With this in mind and taking into consideration the orientation of the dwellings within their plots, any overbearing impact or loss of light would be negligible. Furthermore, only a small section of residential curtilage is positioned adjacent to the boundary line with no habitable windows present in the side elevation of the neighbouring dwelling.

The proposed side and rear extension will comprise two-sets of glazed doors and a large window opening which will provide views solely of applicant's rear garden. There is also a narrow, full length glazed opening proposed in the northeastern side elevation of the side extension, this again will provide views of the applicant's private amenity space. Whilst the southeastern opening does face the neighbouring property, the existing boundary fence will mitigate any potential for overlooking, any section of glazing above the boundary fence will be well above eye level.

Based on the above, it is not considered there would be any substantial impact on neighbouring amenity to warrant a refusal.

Visual Amenity/External Appearance:

The proposed rear single-storey element of the proposal will be completely out of site from within the public realm as a result of screening provided by the existing detached garage and boundary fence.

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit).*
- 2. 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.*
- 3. 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, including impact on landscape character, as well as the effects of development on existing amenities.*

The proposed extension will comprise a modest footprint when compared with the existing dwelling. The existing conservatory is to be demolished to accommodate the extension and therefore overall footprint increase is marginal. The extension will therefore remain entirely subservient to the application dwelling.

In respect of materials, the extension will be constructed in natural stone and timber cladding with large sections of uPVC framed glazing. Overall, the extension will appear more contemporary in design than the host dwelling. However, given the screened location, this is not considered to cause any visual harm and will read as an entirely new addition.

As such, there will be no adverse impact on residential amenity cause resultant of the proposal.

Highways and Parking:	
LCC Highways were consulted in relation to the proposal and have raise no objection on highway safety grounds. The proposed plans show six parking spaces together with a double garage. The maximum required for this development would be four spaces which as be accommodated within the site.	
Landscape/Ecology:	
The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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.	