


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	19/05/2026	Manager:	LH	Date:	21/5/26
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Application Ref:	3/2026/0173			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/03/2026	Site Notice:	30/03/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey rear extension and alterations to land levels including erection of retaining wall.
Site Address/Location:	26 Hawthorne Place Clitheroe BB7 2HU

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council: No objections to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
N/A	
CONSULTATIONS:	Additional Representations.
No additional representations 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: N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached two-storey dwelling house at no. 26 Hawthorne Place. The property comprises red brick, white UPVC windows and render to the upper elevations. The site to which the application relates is located within the defined settlement area of Clitheroe, and the surrounding area is predominantly residential in nature, characterised by a mixture of terraced, semi-detached, and detached properties. With regard to constraints, the site is at high risk of surface water flooding.
Proposed Development for which consent is sought:

Consent is sought for a rear single-storey extension and alterations to land levels, including the erection of a retaining wall. This proposal would involve the demolition of the existing bay window and the existing prefabricated kitchen, which is 2.2m by 2.9m with a ridge height of 3.05m.

The proposed extension would project from the dwelling house's rear elevation by 4.1 m and would have a width of 5.9 m and a ridge height of 3.06 m. The single-storey rear extension intends to incorporate an extended lounge and kitchen, creating an extra 15.5m² of internal floor space. The floor level of the proposed extension would be the same as that of the existing dwelling house. It would feature a flat roof finished with grey fibreglass and would incorporate a 2.5m by 1.25m black roof lantern. Its rear elevation would also feature a single window and a single door. With respect to materiality, the proposed external walls would be finished with brick plinth and cement-based render to match the existing, with grey UPVC windows and doors.

The proposed rear patio would project 1.5m off the proposed extensions' rear elevation at a floor level of 99.6 m above sea level. It would incorporate a glass balustrade 1.1 m high on its rear elevation (resulting in a total height of 2.1 m above garden level) and a 1 m high brick retaining wall for support. Furthermore, the proposed patio would incorporate a set of steps measuring 2.1 m in width and 1.2 m in length, with a glass balustrade/handrail leading into the rear garden at a floor level of 98.6 m.

Principle of Development:

The proposal is a domestic extension to a dwelling and is acceptable in principle, subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

1. not adversely affect the amenities of the surrounding area.
2. provide adequate day lighting and privacy distances.
3. have regard to public safety and secured by design principles.
4. consider air quality and mitigate adverse impacts where possible'

The proposed extension is to a semi-detached dwelling and lies 2.1m from its shared curtilage boundary with No.24 Hawthorne Place. The proposed extension would extend from the rear of the dwelling house by approximately 4.1m. The proposed development is considered to be a sufficient distance from neighbouring dwellings, and would be modest in overall scale, raising the existing rear extensions' ridge height by 0.1m and creating an extra 15.5m² of internal floor space.

The proposed extension will occupy a raised position, being constructed atop the existing raised patio area located to the rear of the application. Given the raised nature of the proposed extension, the structure could give rise to both overlooking from an elevated position into the adjacent garden areas' of the dwelling to the north-west (no.24) and the dwelling to the north-west (no.28), with consideration also having to be given in respect of potential overbearing impacts as a result of the raised nature of the structure.

The proposed patio is to be 0.1 m lower than the existing patio; therefore, it would not provide any additional direct views over the private amenity space at No. 24 and 28 Hawthorne Place. However, it would project outwards by a further 1.5 m from the existing patio. The existing raised patio, when utilised by occupants of the dwelling, would already afford some limited views north-eastern and north-western towards the neighbouring affected dwellings. Therefore, in this respect the proposed extension and patio is unlikely to exacerbate any already perceived direct overlooking. Particularly seeing as the window to the proposed extensions' rear elevation would face the dwelling's own private amenity space. In this respect, it is not considered that it could be argued that the introduction of the proposed extension would result in the

diminishing of the residential amenities of the occupiers of the properties to the north-east and north-west of the dwellinghouse by virtue of increased direct overlooking, nor a direct increased resultant loss of privacy over and above that of the existing configuration.

In relation to matters of potential overbearing impact and potential loss of light, taking account of the solar orientation of the property and the height of the proposed extension, it is considered that the extension will be located a sufficient distance from the shared boundary to mitigate any potential overbearing impacts, also ensuring there will be no significant loss of light to the garden area of the neighbouring affected property that would warrant the refusal to grant planning permission on these grounds.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

‘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 [and] 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.’

Policy DMH5 states that:

‘Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located’.

The proposed extension will be faced in cement-based render with brick plinth and will feature a grey UPVC window and door to match those found on the existing elevations of the dwelling. It is proposed that the flat roof will be faced in grey fibreglass and would incorporate a 2.5m by 1.25m black roof lantern.

The proposed extension is of a simple appearance that is commonly found within such domestic settings. Whilst the extension will benefit from a somewhat elevated position, given the location of the extension at the rear of the property and given it will be afforded limited views from the nearby public realm, it is not considered that the proposed extension will be read as being an unsympathetic or discordant addition nor will the structure result in any significant adverse impacts upon the character or visual amenities of the immediate or wider area.

In terms of design, the proposed patio would be located at the rear of the dwellinghouse, with steps parallel to the dwellinghouse’s rear elevation; it would therefore not be visible from Hawthorne Place and would not be considered a prominent addition. Furthermore, following the site visit, the planning officer considers that the new patio would be an improvement to the dwellinghouse’s amenity space, with the existing patio being in a state of disrepair. It is considered that the proposed patio would have a limited effect upon the character and appearance of the existing dwelling or the surrounding area and would accord with Ribble Valley Core Strategy Policies DMG1 and DMH5.

As such, on balance, the proposal accords with policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

Given the proposal does not seek to increase the number of bedrooms within the existing dwelling nor propose any alterations to the existing highways or parking arrangements it is not considered that the

proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

Landscape/Ecology:

With regard to biodiversity net gain, the development is exempt from the mandatory Biodiversity Net Gain requirement, as it is a householder application.

The site is at risk of surface water flooding; therefore, a flood risk assessment accompanies the planning application. It includes supporting evidence detailing the use of flood-proofing and resilience techniques incorporated into the extension's design and the proposed materials. On review, the planning officer deems that these measures are in accordance with the Code of Practice for Property Flood Resilience and constitutes sufficient evidence to address any flood risk concerns.

No further ecological constraints identified.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.