


Report to be read in conjunction with the Decision Notice.

| | | | | | | | | |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|
| Signed: | Officer: | AR | Date: | 14/04/2026 | Manager: | LH | Date: | 15/4/26 |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|----------------|

| | | | | | | | | |
|------------------------------------|-------------|---------------------|----------|---|-----------------|--|--|--|
| Application Ref: | 3/2026/0192 | | |  Ribble Valley Borough Council www.ribblevalley.gov.uk | | | | |
| Date Inspected: | 24/03/26 | Site Notice: | 24/03/26 | | | | | |
| Officer: | AR | | | | | | | |
| DELEGATED ITEM FILE REPORT: | | | | | APPROVAL | | | |

| | |
|---------------------------------|---|
| Development Description: | Proposed erection of a bay window extension to the front elevation. |
| Site Address/Location: | 9 Mearley Syke Clitheroe Lancashire BB7 1JG |

| | |
|---|----------------------------|
| CONSULTATIONS: | Parish/Town Council |
| Clitheroe Town Council has no objections to the proposal. | |

| | |
|-----------------------|---|
| CONSULTATIONS: | Highways/Water Authority/Other Bodies |
| LCC Highways: | No objections to the proposal, will not have a significant impact on highway safety and capacity in the immediate vicinity of the site. |

| | |
|-----------------------|------------------------------------|
| CONSULTATIONS: | Additional Representations. |
| N/A | |

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

National Planning Policy Framework (NPPF)

Relevant Planning History:

07/0735 – Two storey side extension (Approved).

92/0687 – Residential development comprising 17no. detached houses, 24no. semi-detached houses and 18 no. terraced houses with associated footpaths and landscaping (Approved)

92/0031 – Reserved Matters for residential development for 229 houses and associated works on land at Pendle Road, Clitheroe (Approved).

87/0390 – Outline Application for residential development for 229 houses and associated works on land at Pendle Road, Clitheroe (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey dwelling house located within the settlement boundary of Clitheroe. The dwelling has already benefitted from a two-storey side extension along the north-east elevation under application 3/2007/0735. The property consists of red brick, white render to the upper elevations and white UPVC cladding to windows and doors. The surrounding area is predominantly residential and is characterised by numerous semi-detached and terraced two-storey properties. The dwelling is not situated on any designated land.

Proposed Development for which consent is sought:

Consent is sought for the erection of a bay window extension to the front elevation at ground floor level of 9 Mearley Syke, replacing the existing utility door. The proposed window will have a lean-to roof, measure approximately 3m in width, and protrude around 1.1m from the front elevation, with an eaves and ridge height of 2.3m and 3m, respectively. Windows will feature on the front and side elevations. The proposed materials include brickwork, along with roof tiles, and white UPVC windows to match existing.

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:

The proposed development would form a front extension on the two-storey side extension approved under application 3/2007/0735 and would extend from the front of the host dwelling by approximately 1.1m. The modest scale and projection would not result in any overbearing impact on adjacent properties.

Windows will be installed on the front and side elevations of the proposed development. As these would provide views to the existing public realm and front driveways/gardens which are less private, they are not considered to have an adverse impact on overlooking or loss of privacy for neighbouring residents on Mearley Syke.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that 'designs must be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials'. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

The front bay extension will feature a lean-to roof design, with a total maximum height of approximately 3m. As the development is on the front elevation, it will be considered to have some visual impact on the surrounding area. Bay windows are not a common occurrence on Mearley Syke; however, as this development is small-scale and will be subservient in scale to the application property, it will not be considered an incongruent feature.

The materials chosen will also allow for visual integration with the host dwelling, as brickwork and white UPVC windows are materials found on the property, along with surrounding dwellings.

Highways and Parking:

Lancashire County Council Highways has been consulted on the application and is of the opinion that the proposed development will not have a significant impact on highway safety and capacity in the immediate

vicinity of the area. There is no change in existing parking spaces with this proposal; 3 parking spaces can still be achieved.

Landscape/Ecology:

No ecological constraints were identified in relation to the proposal.

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.