


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	28/05/2026	Manager:	LH	Date:	2/6/26
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Application Ref:	2026/0229			 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 rear extension.
Site Address/Location:	High Beech House 8a Crow Trees Brow Chatburn BB7 4AA

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

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
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

2026/0231: Regularisation of use of land as garden, construction of summerhouse, greenhouse and hard standing.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property accessed via Crow trees Brow in Chatburn. The application dwelling is positioned within a large curtilage and the site itself does not fall on any designated land. The surrounding area is predominately residential in nature being typified of varying styles of property.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey rear extension, following the partial demotion of the existing conservatory.

Impact upon Character/appearance of Conservations Area (Where Applicable):

The application site is located immediately adjacent to the boundary of Chatburn Conservation Area. As such, careful consideration must be given in respect to the impact of the development of the setting of the designated heritage asset.

With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: "...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of Conservation Areas.

In addition, Policy DME4 of the Core Strategy states that 'proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance'.

Given the development is located to the rear of the application dwelling, and behind a series of other built form, it would not be visible from within, or near to, the Conservation Area. As such, no adverse impact is expected resultant in this respect.

Impact Upon Residential Amenity:

The proposed extension is located to the rear of the application dwelling adjoining the existing conservatory. Located to the north of the site is 3 Chatburn Old Road. Given the nature of the boundary treatment in place and the separation distance between the extension and this neighbouring receptor, paired with the large extents of the neighbouring curtilage, it is not considered there is any significant adverse impact in terms of light lost or overlooking to habitable windows created for the neighbouring receptors.

To the northeast of the site is 4 Dale Terrace. The proposed extension is set behind the existing conservatory, and therefore, there is no adverse impact expected in this respect. The existing conservatory and boundary treatment provides reasonable screening of the development to mitigate any significant adverse impact. Furthermore, the extension is approximately 8m from the shared boundary and 13.5 from habitable windows.

As such, it is not considered there would be any adverse impact on residential amenity created resultant.

Visual Amenity/External Appearance:

The proposed development is located at the rear of the application dwelling and as such is not readily visible from within the public realm. However, there is a public right of way footpath that runs along the edge of the site which would afford some levels of visibility.

The proposed extension is modest in terms of footprint when measured against the application dwelling itself, measuring 4.9m by 6.8m, therefore remaining entirely subservient in scale. The extension will be constructed in natural stone with large sections of glazing and will be of flat roof design. These are materials found commonly in the locality. The extension itself is more modern in design than the application dwelling, but given the largely screened location, this is not considered to cause visual harm to the character of the area.

Based on the above, it is not considered the development has an adverse impact on the character or visual amenities of the area.

Highways and Parking:

No highways implications identified.

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.