

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	01/06/2026	Manager:	LH	Date:	5/6/26
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Application Ref:	2026/0235			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	05/05/2026	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey pitched roof side extension.
Site Address/Location:	6 Hawthorn Road Barrow Clitheroe BB7 9ER.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections
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:

2019/0012: Full planning application for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 233 dwellings and associated works. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached two-storey dwelling located off Hawthorn Road Barrow. The dwelling is located within the defined settlement of Barrow, forming part of a recently constructed housing estate.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey extension to the southern side elevation of the dwelling. The application also seeks consent for the extension of the existing driveway.

Impact Upon Residential Amenity:

The proposed extension is located at the southern side of the application dwelling, where there is one adjacent neighbouring property. There are no window openings in the side elevation of the neighbouring dwelling facing the proposed development that could be subject to any loss of light.

Given the scale and siting of the proposed development, paired with the orientation of the application dwelling and its neighbour, there would be no adverse impact in regard loss of light or overbearing impact.

Visual Amenity/External Appearance:

The application dwelling fronts Hawthorn Road and therefore the proposed development, being located to the eastern side elevation, will be visible from within the public realm. Careful consideration must therefore be given to the impact of the proposal on the character of the area.

In regard to scale, the proposed footprint of the extension would be modest, measuring 2.9m by 6.8m with an eaves and ridge height of 2.2m by 4.6m respectively. The extension would also benefit from a set-back from the principal building line of the dwelling of 1.9m. As such, the extension, based on the scale and siting, would remain entirely subservient to the host dwelling.

In terms of materials, the extension will be constructed using facing brickwork to the elevations with interlocking roof tiles, both to match the existing and properties in the vicinity. As such, the development will integrate sufficiently into the street scene.

The alteration to the proposed driveway will result in the loss of a small lawned area to the front of the property. Whilst this would from a visual perspective result in a small level of harm, it is not to a degree that would warrant refusal. Particularly taking into consideration the location of the property down a private/shared driveway and the separation distance between the proposed parking and public highway. Furthermore, there is a similar arrangement found on a neighbouring property adjacent to the site.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection subject to the imposition of a condition relating to the construction of the driveway.

The proposed extension would result in the loss of one parking space; this will be off set via the widening of the driveway allowing for the introduction of an additional parking space to the front. It is acknowledged that the proposed arrangement, with the additional parking space having limited manoeuvring space, isn't desirable or comparable to the existing arrangement. However, given the property is located down a shared driveway, and does not directly front a highway, this does not raise concerns in respect of highway safety.

A condition was placed on the original consent for this housing development securing the use of parking areas in perpetuity. Given the loss of parking has been off set, it is not considered there are any grounds for refusal on this basis. A similar condition to maintain the use of the newly proposed parking in the same manner will be imposed.

As such, there are no highway safety concerns.

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.