


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>AR</b>	<b>Date:</b>	<b>08/06/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>8/6/26</b>
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<b>Application Ref:</b>	3/2026/0242			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	23/04/26	<b>Site Notice:</b>	N/A					
<b>Officer:</b>	AR							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed single storey rear extension.
<b>Site Address/Location:</b>	31 Castle View Clitheroe BB7 2DT

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Clitheroe Parish Council:</b> Consulted on 13/04/2026, no objections.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	

N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
Two objections have been received from one household, stating concerns over: <ul style="list-style-type: none"><li>- The angle of the proposed utility extension's wall is too acute</li><li>- Site levels differences between No.31 and neighbouring properties</li><li>- Undue harm to visual amenity</li><li>- Potential light restriction for neighbouring properties</li><li>- Not sympathetic or in keeping with the surrounding area</li><li>- Uncertainty over water piping/ wastewater disposal</li></ul>	

**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 two-storey terrace dwelling known as No.31 Castle view, located within the defined settlement area of Clitheroe. The property comprises of render and natural stone to the external

elevations, slate roof tiles and white UPVC windows and doors. The application site is located in a predominantly residential area typified by two-storey terraced and terraced bungalow type dwellings.

**Proposed Development for which consent is sought:**

Consent is sought for the erection of a single storey extension to the rear elevation. The proposed extension would have a total rearward projection of 5.3m and a width of 2.1m, and would incorporate a gabled roof form, which would measure 2.14m to the eaves and 2.74m to the ridge.

With respect to materiality, the proposed rear extension would be finished in colour render to the external elevations, with a slate roof finish and UPVC windows/doors, all to match the existing dwellinghouse.

It should be noted that the submitted drawings were amended prior to this application being determined, following a request from the planning officer to remove the proposed kitchen extension from the scheme and amend the roof design of the utility extension.

**Principle of Development:**

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle 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 application dwelling has two adjacent neighbours known as No.29 and NO.33 Castle View. No.29 benefits from a single storey outrigger along the adjoining shared boundary which will provide screening of the proposed development. As such, it is not considered that there would be any adverse impact in regard to loss of light or overbearing impact.

No. 33 Castle View is situated at a slightly lower land level compared to the application property. There is a separation distance of approximately 1.8 metres between the proposed development and the neighbouring boundary, which helps to offset any impact. A new window and door are proposed in the northern side elevation of the extension, which could have some potential to overlook the neighbouring garden. Although there is a stone wall serving as boundary treatment between the proposed openings and the neighbouring property No.33, the height of this wall would not be sufficient to avoid overlooking. However, the proposed window is modest in scale and would be no worse than the current situation whereby both properties have windows that directly look out onto each other. Indeed No. 33 has windows that currently overlook the application property's amenity space.

Given that the proposed extension will serve as a utility room and taking into account the modest scale and current opportunities for overlooking, the planning officer does not consider that the development would result in a level of overlooking that would make the development unacceptable or warrant a condition requiring obscure glazing.

Taking the above into account, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the

refusal to grant planning permission. The proposal therefore accords with Policies DMG1 of the Ribble Valley Core Strategy.

**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.'*

In addition, 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 development is located to rear of the application dwelling and is of single storey nature. As a result, the development will not host a highly visible position within the street scene.

In respect to scale, the extension is modest in footprint, measuring approximately 5.3m in length and extending the width of the existing kitchen. The eaves will adjoin that of the neighbouring single-storey outrigger at no.29 and the roof will be of a gabled design, with a ridge height of 2.3m. As such, the extension will match the architecture of the existing dwellinghouse and the neighbouring dwellings and will not read as an incongruous addition to the application site.

With regards to materiality, the proposal would be finished in through colour render, slate roof tiles and UVPC windows and doors, all to match the existing dwellinghouse.

Accordingly, it is not considered that the proposed works would result in any measurable undue harm upon the existing visual amenities of the application property or the surrounding area. The proposal therefore accords with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

**Highways and Parking:**

No highway related issues have been identified with respect to the proposed development.

**Landscape/Ecology:**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning 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.