

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	06/08/2026	Manager:	KH	Date:	07/08/26
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Application Ref:	3/2026/0254	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	17/06/2026 Site Notice: NA	
Officer:	EP	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed two storey side and rear extension.
Site Address/Location:	19 Mearley Syke Clitheroe BB7 1JG

CONSULTATIONS:	Parish/Town Council
No objections.	

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

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is a two-storey semi-detached residential property located on the east side of Clitheroe. The surrounding area is predominately residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two storey extension to the side of the property. The development will be constructed using corresponding materials to the existing dwellinghouse.

Impact Upon Residential Amenity:

The proposed extension is located to the north eastern extents of the application dwelling, where the neighbouring No17 is located. There is a reasonable separation distance of approximately 7m between the extension and neighbouring dwelling to mitigate any significant loss of light or overbearing impact. The rearwards projection of the extension is a modest 2m, as such any impact would be negligible in this respect.

There are several window openings proposed in the rear elevation of the extension. These will provide views that are comparable to the existing rear windows of the dwelling, which is largely of the applicants own rear curtilage. There is one window proposed at first floor in the side elevation of the extension, this will serve a bathroom and is fitted with obscure glazing. As such, no adverse impact is expected in respect to loss of privacy or overlooking that would warrant refusal.

Visual Amenity/External Appearance:

The application dwelling fronts Mearley Syke and therefore the extension would be readily visible within the streetscape. As such, careful consideration must be given into the impact on the character of the area.

The proposed two storey extension will be set back at first level, with a canopy at ground floor level. Although the extension has a rearwards projection, the set back at first floor ensures the extension remains subservient to the host property. In addition, the extension will be set below the ridge of the existing roof.

In respect to materials, the extension will be faced in brickwork to match the existing dwelling, with upvc windows and matching roof tiles. As such, the development will integrate sufficiently into the area.

Overall, the extension will remain subservient to the host dwelling and will not appear out of character. There are varying types of similar two storey extension found in the vicinity of the application dwelling. The proposal is therefore acceptable from a visual perspective.

Ecology:**Biodiversity.**

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 28/04/2026. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

Highways:

The existing detached, single garage will be demolished with sufficient parking being provided to the frontage.

LCC Highways were consulted in relation to the proposal and raised no objection subject to condition relating to the expansion of the dropped kerb to service the newly constructed driveway. As the road

is unclassified and the dropped kerb does not form part of this application this would be a matter for LCC Highways to control. As such, this will be applied as an informative note as opposed to planning condition.

Observations/Consideration of Matters Raised/Conclusion:

With regard to the above this proposed extension should not have a significant impact on visual or residential amenity. As such it is recommended accordingly.

RECOMMENDATION:

That planning consent be granted.