

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	09/07/2026	Manager:	LH	Date:	10/7/26

Application Ref:	2026/0280			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	05/06/2026	Site Notice:	05/06/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Retrospective consent for As-Built Summer House (Incidental Outbuilding to the Main Dwelling).
Site Address/Location:	84 St Pauls Street Clitheroe BB7 2LS

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council response to construction request and queried the description of the intended development, which is already built, as there is no garage door and a mezzanine in the first floor.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.
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: No planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to parcel of residential curtilage located to the rear of St Pauls Street in Clitheroe. The application site is not on any designated land, and the surrounding are ais predominantly residential in nature.

Proposed Development for which consent is sought:

The application seeks retrospective consent for the erection of a detached outbuilding in the rear curtilage of the application site.

It is recognised that concerns were raised over the use of the building and the accuracy of the planning description.

Since submission, the development description has been updated in line with the intended use of the building. The applicant has confirmed that the building is intended to be used as an incidental garden building and for storage. A condition will be placed on the decision restricting it to such a use.

Impact Upon Residential Amenity:

The proposed building is located to the rear of St Pauls Street within the applicant's residential curtilage. The rear gardens for St Pauls Street are located across the back access road and are not immediately adjoining the dwellings. This arrangement is the same for neighbouring properties. As such, there is a reasonable separation distance between the structure and neighbouring dwellings to mitigate any loss of light or sense of overbearing to habitable windows.

Visual Amenity/External Appearance:

The application building is located within the applicant's rear garden to the rear of St Pauls Street and as such does not host a readily visible position from within the public realm. However, it is highly visible from neighbouring properties and the back access road.

The building comprises a 'P' shaped configuration measuring 5.5m by 7.2m at its greatest points. The building has a ridge height of 4.6m but isn't a true two-storey structure. The building is comparable in size to that of a detached double garage and it is therefore considered reasonable for an incidental building of this scale to be constructed in this context.

In respect to materials, the building has been constructed with render to the elevations, grey concrete rooftiles and uPVC windows and doors. This is consistent with other buildings/dwellings in the area, and the structure therefore integrates sufficiently into the rear streetscene.

There are varying styles of outbuilding/garages along the street, with no defined sense of uniformity amongst the rear streetscape. As such. It is not considered the proposed building appears out of character. Although the building is of relatively large scale, there is comparable development found in the immediate vicinity. As such, it is not considered the building results in considerable harm to the character or visual amenities of the area to warrant refusal.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to condition restricting the use of the building.

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.