

| Report to be read in conjunction with the Decision Notice. |          |    |       |            |          |    |       |         |
|------------------------------------------------------------|----------|----|-------|------------|----------|----|-------|---------|
| Signed:                                                    | Officer: | EP | Date: | 14/09/2026 | Manager: | LH | Date: | 15/9/26 |

|                             |            |              |            |                                                                                                                                                                                                                        |
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| Application Ref:            | 2026/0283  |              |            |  <div>Ribble Valley<br/>Borough Council</div> <hr/> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div> |
| Date Inspected:             | 21/08/2026 | Site Notice: | 21/08/2026 |                                                                                                                                                                                                                        |
| Officer:                    | EP         |              |            |                                                                                                                                                                                                                        |
| DELEGATED ITEM FILE REPORT: |            |              |            | APPROVAL                                                                                                                                                                                                               |

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|--------------------------|---------------------------------------------------------|
| Development Description: | Proposed alterations to existing garage to form kitchen |
| Site Address/Location:   | 105 Whalley Road Sabden Clitheroe BB7 9EA.              |

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| CONSULTATIONS:        | Parish/Town Council |
| No comments received. |                     |

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| CONSULTATIONS:        | Highways/Water Authority/Other Bodies |
| LCC Highways:         | NA                                    |
| CONSULTATIONS:        | Additional Representations.           |
| No comments received. |                                       |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                                                                                                                                                                                                  |
| <b>Ribble Valley Core Strategy:</b><br><br>Key Statement DS1: Development Strategy<br>Key Statement DS2: Sustainable Development<br><br>Policy DMG1: General Considerations<br>Policy DMG2: Strategic Considerations<br>Policy DMH5: Residential and Curtilage Extensions<br><br>Planning (Listed Buildings and Conservation Areas) Act<br>National Planning Policy Framework (NPPF) |
| <b>Relevant Planning History:</b><br><br>No relevant planning history.                                                                                                                                                                                                                                                                                                               |

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| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>                                                                                                                                                                                                                                                                                                                                |
| <b>Site Description and Surrounding Area:</b><br><br>The application relates to an end-terraced property within the defined settlement limits of Sabden. The surrounding area is predominantly residential in nature being typified of varying styles of dwelling. The application dwelling is within the designated National Landscape and the Sabden Conservation Area. |
| <b>Proposed Development for which consent is sought:</b>                                                                                                                                                                                                                                                                                                                  |

Consent is sought for alterations to an existing outrigger at the rear of the dwelling to accommodate extended living space.

**Impact upon Character/appearance of Conservations Area and Visual Amenity:**

The proposed development is located to the rear of the application site and as a result would not host a visually prominent position from within the conservation area or public realm. Some partial side views would be afforded between the break in the row of terraced properties where the access to the back street is located.

In respect of scale, the proposed development will comprise the same footprint as the existing outrigger, with the main alterations relating to the roof form. The existing roof comprises both a lean-to and dual pitched roof form and has a considerable height. The proposal seeks to replace this dual form roof with a simple flat roof design. Overall, this will reduce the visual prominence of the outrigger considerably. Whilst a pitched roof may have been preferred in a Conservation Area location, it is recognised that the formation of the extension, with the side elevation at an angle, would have made it difficult to accommodate a new pitched roof. Furthermore, given the location to the rear and the relatively screened location, it is not considered there would be sufficient visual harm to warrant refusal. Given the modest nature of the proposal, it is not considered it would read as a prominent addition to the dwelling. It is also worth noting, that there are varying scales and styles of rear extensions visible within the rear street scene along Whalley Road.

In respect of materials, the elevations will remain the same random stone with the flat roof design featuring a parapet for architectural interest. These are materials found commonly in the locality and will therefore integrate sufficient into the street scene. As such, based on the above observations, the proposal will not be of harm to the character of the conservation area or wider national landscape and is acceptable from a visual amenity perspective.

**Impact Upon Residential Amenity:**

The proposed development will comprise an identical footprint to the existing outrigger, with the overall bulk and massing reduce by virtue of the flat roof design. The overall height of the outrigger will be reduced considerably. As such, there would be no adverse impact in respect of loss of light or overbearing. The proposed new openings, comprising glazed patio doors, within the extension will provide views solely of the applicant's rear curtilage.

**Highways and Parking:**

No highways implications identified. The existing garage does not comprise a parking space in line with parking standards and therefore the loss of the garage does not need to be mitigated.

**Landscape/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 in July 2026. The survey concluded that no evidence of bats was recorded, and the building offers low roosting potential.

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| <b>Observations/Consideration of Matters Raised/Conclusion:</b>                                                                                      |  |
| As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |  |
| <b>RECOMMENDATION:</b>                                                                                                                               |  |
| That planning consent be granted subject to the imposition of conditions.                                                                            |  |