

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

|                |                 |           |              |                   |                 |           |              |                 |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|
| <b>Signed:</b> | <b>Officer:</b> | <b>EP</b> | <b>Date:</b> | <b>29/07/2026</b> | <b>Manager:</b> | <b>KH</b> | <b>Date:</b> | <b>30/07/26</b> |
|----------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|--------------|-----------------|

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| <b>Application Ref:</b>            | 2026/0336  |                     |    | <br><b>Ribble Valley<br/>Borough Council</b><br><hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 17/06/2026 | <b>Site Notice:</b> | NA |                                                                                                                                                                                                               |
| <b>Officer:</b>                    | EP         |                     |    |                                                                                                                                                                                                               |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |    | <b>APPROVAL</b>                                                                                                                                                                                               |

|                                 |                                                                                      |
|---------------------------------|--------------------------------------------------------------------------------------|
| <b>Development Description:</b> | Proposed two-storey side extension and entrance canopy (resubmission of 3/2025/0753) |
| <b>Site Address/Location:</b>   | 22 Clitheroe Road Whalley BB7 9AB.                                                   |

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| <b>CONSULTATIONS:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Parish/Town Council</b> |
| A consultation response from Whalley Parish Council was received 22 <sup>nd</sup> June 2026 raising an objection to the proposed development. The concerns raised relate to the scale and massing of the development which would result in the overdevelopment of the plot and a structure which would appear disproportionately large in relation to the original property and neighbouring houses. Concerns were also raised about the reduction in visual spacing between properties, affecting the street scene and potentially setting an undesirable precedent for future oversized extensions in the area. |                            |

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|-----------------------|----------------------------------------------|
| <b>CONSULTATIONS:</b> | <b>Highways/Water Authority/Other Bodies</b> |
| <b>LCC Highways:</b>  | <b>No comments received.</b>                 |
|                       |                                              |
| <b>CONSULTATIONS:</b> | <b>Additional Representations.</b>           |
| 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 DMG3: Transport & Mobility Policy<br>DME1: Protecting Trees & Woodland Policy<br>DME3: Site and Species Protection and Conservation Policy<br>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>3/2025/0753: Proposed two-storey side extension and entrance canopy.<br><br>3/2000/0463: Erection of single storey extension and internal alterations (Approved).                                                                                                                                                                                                                                                                                                                         |

## **ASSESSMENT OF PROPOSED DEVELOPMENT:**

### **Site Description and Surrounding Area:**

The application relates to a semi-detached two-storey dwellinghouse at No.22 Clitheroe Road. The property comprises render, brickwork, slate tiles and uPVC and aluminium windows and doors and benefits from an existing dormer to the north-eastern side elevation, as well as a single storey side/rear extension. The site to which the proposal relates is located within the defined settlement area of Whalley and just outside the designated Whalley Conservation Area.

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

Consent is sought for the construction of a proposed two-storey side extension, providing a garage at ground floor and en-suite bedroom above, and front entrance canopy.

The proposed two-storey extension would project 3.64m from the north-eastern side elevation of the application property with a maximum depth of 4.4m. A hipped roof form would be incorporated measuring 4.6m to the eaves and 6.7m to the ridge. To the front elevation a garage door and 1no. first floor window would be featured and an additional first floor window would also be included to the rear.

The proposed entrance canopy would measure 2.5m by 1.8m and would incorporate a flat roof design with a maximum height of 2.8m.

With respect to materiality, the proposed development would be finished in render and brickwork to the elevations, along with slate roof tiles and uPVC and aluminium framed openings. The proposed entrance canopy would also incorporate timber louvers.

### **Impact Upon Residential Amenity:**

In this instance, the first-floor windows proposed to both the front and rear elevation of the two-storey side extension would provide similar views to those afforded by the existing window configuration featured to the front and rear of the main dwellinghouse and therefore no new opportunities for direct overlooking or loss of privacy would be resultant.

The proposed entrance canopy would also be sufficiently distanced from all neighbouring residential receptors and be of a size and scale so as to mitigate any risk of overshadowing, loss of outlook or daylight. This element of the proposal is therefore considered acceptable with respect to impact upon residential amenity.

With respect to the proposed two-storey side extension, this element of the development would be sited in close proximity to the common boundary with No.24 Clitheroe Road with the side extension proposed bringing the north-eastern side elevation of the host property 3.64m closer towards the south-western side elevation of No.24 Clitheroe Road. The south-western side elevation of No.24 Clitheroe Road benefits from multiple existing openings, as well as a single storey element which is substantially set back from the principal elevation of the dwellinghouse. Whilst many of the neighbouring openings are obscure glazed and appear to serve non-habitable rooms, the single storey element at No.24 Clitheroe Road contains 1no. window to both the south-western side and north-western front elevation which are understood to serve a habitable space. However, as the proposed extension is set back from the principal building line of the existing dwelling, paired with the 3.9m separation distance between the development and said windows, any impact is expected to be negligible. As such, no significant adverse impact on residential amenity is expected resultant to justify refusal.

### **Visual Amenity/External Appearance:**

Paragraph 135 of the National Planning Policy Framework states:

*Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.*

Furthermore, 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 this case, the application property forms one half of a group of three pairings of semi-detached dwellinghouses which occupy Nos. 20 – 30 Clitheroe Road, with the principal elevations of these properties being fully visible within the public realm.

Planning consent was previously granted for two storey side extensions at No.20 Clitheroe Road, directly adjoined to the application property, under application 3/2019/0306, as well as No.28 Clitheroe Road under application 3/2004/0560 and No.30 Clitheroe Road under application 3/2005/0227. All of these neighbouring extensions are substantially set back from the principal elevation of the primary dwellinghouse and incorporate hipped roofs and fenestration designs which visually integrate and respond positively to the character and form of the primary building, contributing to a sense of uniformity and positive visual amenity.

The proposed two storey side extension follows a similar pattern of development to the above referenced extensions. It has a substantial set back from the principal elevation of the dwelling. The proposed roof will comprise a hipper roof form which is consent with those found in the vicinity. When compared with existing development found in the area, the proposed development is consistent in both design and scale to sufficiently integrate into the street scene.

With respect to the proposed entrance canopy, the proposed addition would comprise a relatively modest size, scale and design and therefore it is not anticipated that any significant detrimental harm upon the immediate or wider locality would be resultant. This element of the proposal is therefore considered acceptable.

As such, based on the above assessment, it is not considered the proposal will result in substantial harm to the character or visual amenities of the area.

#### **Highways and Parking:**

LCC Highways were consulted in relation to the proposal but have not commented. They commented on the previous scheme and raised no objection. Whilst the Local Highway Authority (LHA) noted that the proposed garage did not constitute as a parking space due to not meeting the recommended internal dimensions (6m by 3m), the driveway provides ample parking provision.

In view of the above, the proposal is considered acceptable with regards to highway safety.

#### **Landscape/Ecology:**

##### Trees

A mature tree is located adjacent to the site access off Clitheroe Road which is protected under a Tree Preservation Order. Whilst it is not anticipated that the proposed development would have any direct impact upon this tree, were the application to be approved, a condition could be imposed requiring the tree to be protected during the construction period in accordance with British Standard BS 5837:2012.

### BNG

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

### Bats

A Bat Survey has been submitted in support of the proposal, dated 9th October 2025 with a further assessment conducted on the 9<sup>th</sup> July 2026. The report concludes that the construction of the proposed extension would not impact on the main roof, however it would impact the front barge board and slates to the verge of the existing single storey extension. The report notes that the existing extension did not provide any access points, cracks or crevices with potential for bat ingress. The removal of the barge board and insertion of flashing at the abutment with the proposed extension would not result in disturbance to any bat population or removal of any bat roost potential. As such, no further survey effort or mitigation is considered necessary. It is recommended that a bat box be fixed to the south-east/south-west elevation in order to enhance roost habitat.

### **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.