

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	04/08/2026	Manager:	KH	Date:	06/08/26
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Application Ref:	2026/0329			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	09/06/2026	Site Notice:	09/06/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey side and rear extension, alteration to garage roof, associated internal alterations and external works to include excavation and construction of a retaining boundary wall.
Site Address/Location:	15 Clitheroe Road, Sabden BB7 9HD.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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
Key Statement EN2: Landscape
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

2011/0609: Proposed excavation for driveway and single storey extension to rear.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached property in Sabden. The surrounding area is predominately residential with the application site being within the designated National Landscape (formerly the AONB) and Sabden Conservation Area.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey side and rear extension at 15 Clitheroe Road. The extension will accommodate extended living space, whilst maintaining the existing attached garage. The existing flat roof will be replaced with a lean-to roof pitch.

Impact upon Character/appearance of Conservations Area/Visual Amenity):

Policy DMG1 of the Ribble Valley Core Strategy states that development must

- *be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- *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, including impact on landscape character, as well as the effects of development on existing amenities.*

Furthermore, Key Statement EN5 states that

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

The application dwelling is sited within Sabden Conservation Area and as such careful consideration must be given into the impact of the proposal inherent character of the area.

The proposed side extension is readily visible from the public realm and whilst it comprises a significant footprint, it is set on the same footprint as the existing garage structure. The existing flat roof will be replaced with a lean-to roof to accommodate connection with the proposed rear extension. The eaves and ridge height are modest, and the structure falls well below the eaves and ridge of the main dwelling. As such, it is considered the side extension takes a subservient position to the host dwelling. The rear extension is completely out of sight from within the public realm and as such raises no concerns in regard to visual amenity. The extension as whole will comprise an 'L' shaped configuration to wrap around the side and rear elevations. The overall scale of the proposed development, whilst creating a substantial footprint increase, is considered acceptable. It will not read as a prominent or overbearing addition to the dwelling given the side element is comparable in footprint to the existing garage and the screened location of the rear extension.

In respect to materials, the extensions will be faced in render to match the existing dwelling with uPVC windows and doors. The dwelling is in part of the Conservation Area that is largely made up of more modern properties, featuring uPVC windows.

It is proposed that a new retaining wall will be constructed between the access road and boundary of the dwelling. Whilst this part of the proposal involves the removal of the existing boundary hedge. However, there are similarly constructed walls immediately adjacent to the site. It is therefore not considered this would read as out of character.

As such, the proposal will integrate sufficiently into the street scene without causing considerable harm to the character of the conservation area or wider national landscape.

Impact Upon Residential Amenity:

The adjoining neighbouring dwelling is No.11 Clitheroe Road. The proposed rear extension will be sited along the adjoining shared boundary with No.11. This part of the proposal has a rearwards projection of 3m which is consistent with that that could be constructed using permitted development rights. Whilst there may be a negligible impact to the neighbouring property in respect of loss of light, there would be no grounds for refusal on this basis as an extension of identical length could be erected without consent. No.11 also recently had consent granted for a similar rear extension.

There are various new windows and larger sections of glazing proposed on the rear elevation of the development. These openings provide views solely of the applicant's rear garden and given there are no dwellings along the rear curtilage, no adverse impact in regard to privacy will be inflicted in this respect.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection but did request additional information in relation to the parking arrangement at site.

The recommended minimum internal dimensions for a single garage size is 6m in length and 3m wide. Where garages are smaller than the recommended minimum internal dimension of 6 x 3m they should not be counted as a parking space. As such the LHA would look for two parking spaces to be provided within the site, one existing space will be retained within the existing driveway fronting the garage; however, to ensure parking provisions remain in line with parking guidance as set out within the Joint Lancashire Structure Plan, the LHA would request that a parking plan be provided.

However, given there are no additional bedrooms proposed, it is not considered reasonable to request additional spaces even if there is already a shortfall in the existing arrangement. That being said, a larger area of concrete/hardstanding is now proposed to the front elevation as per the site plan, which has the potential to be used for parking, similar to the existing arrangement.

Highways also raised no concerns with the new retaining wall and do not require any conditions in relation to its construction.

Landscape/Ecology:

Biodiversity.

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

Flood Risk.

Constraint analysis shows that the property lies within an area at risk of surface water flooding. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment.

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.	