

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	28/07/26	Manager:	LH	Date:	28/7/26

Application Ref:	3/2026/0370			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/26	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing garage, erection of new two-storey side extension and single-storey rear extension.
Site Address/Location:	62 Fairfield Drive Clitheroe BB7 2PS

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council: No objections to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections to the proposal. It is not considered that the proposed extension and associated works will not result in a severe impact on the operation or safety of the local highway network and as such accords with the relevant provisions of the National Planning Policy Framework (Para.116) in respect to highway and transport impacts.
CONSULTATIONS:	Additional Representations.
No additional representations 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 site relates to a two-storey detached dwellinghouse known as No.62 Fairfield, located within the defined settlement boundary of Clitheroe. The application site is located in a predominantly residential area, typified by two-storey semi-detached and detached dwelling houses. Furthermore, the application site is constrained by a risk of surface water flooding.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing garage and the erection of a new two-storey side extension and a single-storey rear extension. The proposal includes the demolition of the existing flat-roofed extension, which forms a side elevation of the original dwellinghouse, with a width of 2.7m, a length of 5.5m and has a maximum height of 2.4m. It is proposed to construct a two-storey extension projecting 2.74m from the north-western elevation, measuring 11.3 m in length, with eaves and ridge heights of 4.85m and 7m, respectively. Furthermore, a single-storey extension is proposed to the rear elevation, which would project out approximately 3.5 m, with a width of 5.45 m, and would feature a lean-to roof with eaves and ridge heights of 2.3m and 3.4m, respectively.

With regard to materiality, the proposed extensions would feature render to the upper elevations and red brick to the lower elevations, interlocking roof tiles, grey aluminium/UPVC doors, grey UPVC windows, and barn doors to the front elevation, to be finished in timber cladding.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle, subject to an assessment of the material planning considerations.

Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible’*

With respect to potential overlooking, the proposed development includes only one window on the north-west side elevation. This window faces the side elevation of 60 Fairfield and is located in a non-habitable room, thereby preventing any loss of privacy. Additionally, both the window and door on the side elevation of No. 60 Fairfield are obscure glazed, further indicating that these openings do not serve habitable rooms. Furthermore, the proposed development would not bring the application property any closer to the neighbouring property known as No. 60 Fairfield, with the existing and proposed side elevations being situated 1.8m away. Whilst the proposed extension would introduce a greater scale and massing along the boundary, in light of the existing windows at no.60 being obscure glazed no concerns are raised in respect of overbearing impact or loss of light.

The windows proposed to the front and rear elevations would provide views similar to those afforded by the existing window configuration at the front and rear of the dwellinghouse, looking predominantly towards the private amenity space associated with the application property. As such, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

Taking the above into account, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission. The proposal therefore accords with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that:

'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 addition, Policy DMH5 states that:

'Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located'.

The proposed two-storey extension would project 2.74m from the north-west side elevation of the application property and would be slightly set back from the principal elevation by approximately 0.3 m and would be set down from the ridgeline of the main dwelling by 0.2m. In this respect, the proposed development would take a subservient position in relation to the primary dwelling house and would not read as an overtly incongruous or over-dominant addition to the immediate or wider locality.

Furthermore, the proposed single-storey extension would be positioned on the rear elevation and would not be visible from the public realm; therefore, it can be considered a sympathetic addition to the dwelling house.

With regard to materiality, the proposed extensions would feature render to the upper elevations and red brick to the lower elevations, interlocking roof tiles, grey aluminium/UPVC doors, grey UPVC windows, and barn doors to the front elevation, to be finished in timber cladding.

Accordingly, it is not considered that the proposed works would result in any measurable undue harm upon the existing visual amenities of the application property or the surrounding area. The proposal therefore accords with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The application has been reviewed by Lancashire County Council Highways. The local Highways authority notes that there are no changes to the existing access, and the existing off-street parking arrangements remain unaffected. Therefore, LCC is of the opinion that the proposed development will not result in a severe impact on the operation or safety of the local highway network and, as such, accords with the relevant provisions of the National Planning Policy Framework (Para. 116) in respect of highway and transport impacts.

Desktop analysis and the proposed plans show that no.2 parking spaces can be accommodated on the front driveway, which aligns with the standard parking requirements. Therefore, with respect to parking, the proposal aligns with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Preliminary Bat Roost Assessment

A Preliminary Bat Roost Assessment has been submitted in support of the application. The report concludes that no current or historic evidence of roosting bats or nesting birds was found in any part of the site, and that the building has a negligible potential for roosting sustainability. As such, the surveyor considers the survey work reasonable for assessing the building's roost potential, and no further survey is deemed appropriate.

However, the survey recommends incorporating roost enhancement measures into the scheme. The basic requirement is one Greenwoods two-crevice bat box/Vivara Pro Built-in Woodstone Bat Box, sited at a height of at least 3m above the ground, ideally positioned above roof eaves, sited away from external lights and windows. Furthermore, one Vivara Pro Woodstone House Sparrow Nest Box (double chamber) is recommended, sited 2-4m high on a wall facing between north and east to avoid direct sunlight and the wettest winds.

Surface Water flood risk

The flood map for the application indicates that part of the application site is in an area at risk of surface water flooding, with a 1:30 annual likelihood of flooding. The applicant states in their flood risk assessment that the use of the site is not changing, with minor additional surface area being created; the floor level will match existing, and the drainage will be dealt with as existing. Since the proposal involves the demolition of the existing garage, and the erection of a new two-storey side extension and single-storey rear extension, the development is classified as a householder development. Therefore, it is not envisaged that the proposals will increase the surface water flood risk at the application site or adjacent areas.

BNG

With regards to biodiversity net gain, 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.