

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	07/10/2026	Manager:	LH	Date:	8/10/26

Application Ref:	2026/0388			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/10/2026	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed single storey rear extension, proposed balcony to the rear, internal alterations and conversion of the existing garage to lounge.
Site Address/Location:	81 Chatburn Road, Clitheroe BB7 2AS.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council raise no objection to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.
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 recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a semi-detached property which fronts Chatburn Road in Clitheroe. The surrounding area is predominantly residential in nature, being typified of varying styles of dwelling. The application site itself is not on any designated land.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single-story rear extension and conversion of the attached garage to living space. The existing two storey extension will be demolished to accommodate this, with a new Juliet Balcony installed in this location at first floor.

Impact Upon Residential Amenity:

The application dwelling has one immediately adjoining neighbouring property to the Northeast known as No.83 Chatburn Road. The proposed development is contained to the western side of the dwelling, the application property itself will screen the development for the neighbouring receptors at No.83. As such, no loss of light or sense of overbearing will be created resultant.

There is a new Juliet balcony proposed in the rear elevation of the dwelling at first floor, in a comparable location to the existing window opening that is to be removed following demolition of the two-storey extension. Given this comparable location, paired with a reasonable separation distance between the balcony and neighbouring receptors to the rear, there is no concerns in respect to loss of privacy or increased overlooking.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage Building in Context Toolkit).*
- 2. 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.*
- 3. 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.*

The application dwelling fronts Chatburn Road and consequently the property can be afforded high levels of visibility from within the street scene. Whilst the development is located to the rear of the site, the application property has a corner position and therefore some limited views of the rear and can be afforded from within the public realm. As such, careful consideration must be given into the impact of the proposal on the character of the area.

The existing two-storey rear extension will be demolished to accommodate the development. The proposed single-storey extension is an infill extension which will provide better access between the main dwelling and attached garage. This garage will be converted to accommodate additional living space. The extension itself has a modest footprint, with a flat roof design with roof lantern which will match and adjoin the existing flat roof section of the existing outrigger. Overall, the extension will appear cohesive in relation to the existing outrigger and dwelling and will not appear as a prominent addition to the site, particularly in light of the demolition of the two-storey extension.

There are several new roof lights proposed to accommodate use of the second floor. These rooflights are largely screened from view and therefore raise no concerns. The front rooflight is visible, however there is a similar rooflight on the adjoining neighbouring property and therefore this does not appear out of character.

In respect of materials, the proposed development will be constructed using stone and render to the elevations, uPVC or aluminium windows and doors. This is consistent with the existing dwelling and properties within the vicinity. As such, the proposed development will integrate sufficiently into the area without causing visual harm.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection on highways safety grounds.

Landscape/Ecology:Biodiversity

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

Bats

Knight Sky Ecology have reviewed the proposal and have determined that, given the modest nature of the scheme, no formal bat survey or accompanying report are required in this instance.

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.