

With a report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	10/08/2026	Manager:	KH	Date:	11/08/26

Application Ref:	3/2026/0401			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/06/26	Site Notice:	19/06/26	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing porch and erection of new larger porch. Formation of new window openings and internal alterations.
Site Address/Location:	5 New Row Cottages Clitheroe Road Knowle Green PR3 2YS

CONSULTATIONS:	Parish/Town Council
Ribchester Parish Council: consulted on 05/06/26, no representations received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
LCC Footpaths: consulted on 05/06/26, no representations received.	

CONSULTATIONS:	Additional Representations.
Two representations from two households have been received, stating objection to the proposal. The concerns raised within these letters can be summarised as below: - Row of cottages dates back to the 1880s, the proposal needs to be in keeping with this character - There are five porches on the lane, all the same design - New design is not appropriate - Excessive amount of glazing; - Over-dominant feature proposed; - Proposed internal alterations sited on a party wall; - Party Wall Act 1996 - Noise from running water and flushing toilets; - Adequate noise insulation needs to be installed; - Needs to conform to UK building regulations and be granted building control approval.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)

Relevant Planning History: No relevant planning history at the application site.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey mid-terraced property known as No.5 New Row Cottages, located within the rural settlement of Knowle Green. The row of terraces is set back from the road front and accessed off Clitheroe Road. In addition, the site is also located within the Forest of Bowland National Landscape (formerly Area of Outstanding Natural Beauty).

Proposed Development for which consent is sought:

The application seeks consent for a modest front porch extension, two new window openings and internal alterations. The existing porch, which projects 1m from the front elevation, is 2.4m wide, has a ridge height of 2.7m, and would be demolished to accommodate the proposed extension.

The proposed porch would project 1m from the dwelling's front elevation, have a width of 2.74m, and feature a pitched roof with eaves and ridge heights of 2.39m and 3.57m, respectively. With respect to materiality, the proposed porch would be finished in render, with blue slate roof tiles, and white-painted timber window framing to be in keeping with the existing dwellinghouse.

There are two windows proposed, one to the dwelling's rear elevation and one to the dwelling's front elevation, both of which would match the existing style and materials of the existing dwellinghouse. Further alterations are proposed, including the removal of the existing chimney stack and various internal wall alterations.

It is important to note that the planning officer has requested amendments prior to the determination of the application regarding fenestration details and the design and character of the proposed porch.

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.

Impact Upon 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'

There is no intrusive fenestration proposed; the proposed window on the rear elevation would face into the dwelling's own private amenity space, and the new window to the front elevation would not give rise to direct overlooking of neighbouring properties.

Furthermore, the proposed porch is to match the siting of the existing porch, and therefore the views afforded by the proposed window arrangement would be comparable to those provided by the existing dwelling, thereby maintaining the current level of residential amenity enjoyed by neighbouring occupiers.

Taking the above into account, it is not anticipated that the works 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 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 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 development would be highly visible from PROW FP0335001, when approaching the dwelling from the west and east. It is considered that the proposed porch would not reflect the local vernacular and style of the existing street scene, making the building appear out of context with the surrounding built form, particularly the New Row Cottages, which are characterised by traditional features such as timber windows and doors. The proposed porch appears to lack a cohesive design approach, with a mix of contemporary and traditional features. As such, it would be considered that the proposal would not accord with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

However, amended plans have been submitted to include a pitched roof and to alter the proportions and style of the openings to better suit their surroundings. Consequently, concerns regarding the design of the proposed porch have been addressed, and it is now considered a modest addition that matches the unique architectural design of New Row Cottages and accords with the relevant planning policies.

Furthermore, with respect to the two proposed window openings on the front and rear elevations, after desktop analysis and a site visit, it has been concluded that the window arrangements in the street scene vary, and therefore they would not be read as an incongruous addition to the dwellinghouse.

With regard to materiality, the proposed porch would feature render to the elevations, with blue slate roof tiles and a white painted timber-framed window. Whilst the proposed window to the dwelling’s front elevation would feature a white painted timber frame, the window to the dwelling’s rear elevation would feature an oak-stained window framed to match the existing.

Accordingly, it is not considered that the works 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:

No highway-related issues have been identified with respect to the proposed development.

Landscape/Ecology:

No ecological constraints have been identified in relation to the proposal. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Other Matters:	
It is noted that concerns have been raised regarding the Party Wall Act 1996 and Building Control Regulations. However, these are separate legal matters and do not constitute a material consideration in determining this planning 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.	