

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	28/07/2026	Manager:	LH	Date:	31/7/26
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Application Ref:	3/2026/0405			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/06/26	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey extension to rear of property.
Site Address/Location:	12 Shaw Brook Street Clitheroe BB7 1RX

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council – consulted on 09/06/26, no objections to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
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 relevant history on the house – part of Half Penny Meadows Development approved under application 3/2012/0942.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse, known as No.12 Shaw Brook Street, located within the defined settlement boundary of Clitheroe. The property consists of natural coursed stonework and sand cement render to the elevations, concrete roof tiles, UPVC/Aluminium windows and doors, UPVC RWPS and gutters.

The application site is located on a residential housing estate known as Half Penny Meadows Development, typified by semi-detached and detached dwellinghouses. The site benefits from no constraints with the exception of a risk of surface water flooding.

Proposed Development for which consent is sought:

Consent is sought for the erection of a single storey extension to the dwellinghouse's rear elevation. The proposed extension would project from the dwelling's rear elevation by 1.57m with a width of 5.84m and would feature a lean-to roof with an eaves and ridge height of 2.35m and 3.42m respectively.

With regards to materiality, the proposed extension would feature natural coursed stonework, concrete roof tiles, and UPVC/Aluminium windows and doors to match existing.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle 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'*

The openings proposed to the rear elevation would provide views predominantly towards the private amenity space associated with the application property, and therefore, no new opportunities for direct overlooking or loss of privacy are anticipated in this respect.

Furthermore, the proposal would also be adequately distanced from neighbouring residential properties so as to mitigate the risk of any adverse harm by way of overshadowing, loss of outlook or daylight.

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 Policies 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 is located to rear of the application dwelling and is of single storey nature. As a result, the development will not host a highly visible position within the street scene.

In terms of scale, the extension has a modest footprint, measuring approximately 1.57m in length and 5.84m in width. The eaves and ridge heights will match those of the existing rear at 2.35m and 3.42m, respectively. As such, the extension will match the architecture of the existing dwellinghouse and the neighbouring dwellings and will not read as an incongruous addition to the application site.

With regard to materiality, the extension would feature natural coursed stonework, concrete roof tiles and UPVC/Aluminium windows and doors to match the existing dwellinghouse.

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:

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

Landscape/Ecology:

Surface Water Flood Risk

The flood map for the application indicates that part of the site is at risk of surface water flooding. The FRA addendum submitted refers to the comprehensive Flood Risk Assessment undertaken by AMEC Environment & Infrastructure, report ref. 12_0942_vol 3b, which was submitted as part of planning application 3/2012/0942 for the Half Penny Meadows Development. Given the small scale of the proposal and its location within an already developed and mitigated site, the proposed extension does not increase flood risk to the property or surrounding area. The conclusions and mitigation measures from the original AMEC (2012) Flood Risk Assessment remain valid and appropriate.

However, as a matter of caution given the risk identified within the garden of the property, the applicant will install water butts to remediate surface water discharging off the roof in times of heavy rainfall.

BNG

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