

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	AR	Date:	01/10/26	Manager:	LH	Date:	2/10/26

Application Ref:	3/2026/0453			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21/08/2026	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey extension to rear.
Site Address/Location:	17 Albemarle Street Clitheroe BB7 2EA

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council: Consulted on 15/07/2026, no response received.	

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History: 3/2026/0302 - Prior notification for proposed single storey rear extension under Part 1 Class A of the GDPO (Withdrawn). 3/1998/0337 – Erection of conservatory (Approved). 3/1997/0125 – Sectional concrete workshop at rear of garden (Approved). PD removed under condition 4 of 3/1997/0125.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a two-storey end-of-terrace dwellinghouse, known as No.17 Albemarle Street, located within the defined settlement boundary of Clitheroe. The property consists of natural stone work and render to the elevations, slate roof tiles and white uPVC windows.

The dwellinghouse is located in a predominantly residential area typified by two-storey terraced and terraced bungalow types. The application site benefits from no constraints.

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 3.54m, with a width of 3.37m, and would feature a lean-to roof form with eaves and ridge heights of 2.5m and 3.65m, respectively.

With regard to materiality, the proposed extension would feature a K-rendered finish to match existing, Marley grey concrete roof tiles, and white uPVC window frames.

Furthermore, the proposal includes alterations to the boundary wall, with the opening to the side street repositioned to the west of the proposed extension, featuring a 2m by 0.9m composite garden gate finished in grey.

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.

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'*

The application dwelling has one adjoining neighbour, No.15 Albemarle Street to the east, which is situated at a slightly lower land level than the application property. There is a separation distance of approximately 2.5m between the proposed development and the neighbouring boundary, which helps to offset any impact.

No.2 windows are proposed to the eastern side elevation of the extension, which could have some potential to overlook the neighbouring amenity space. Although there is a stone wall serving as boundary treatment between the proposed openings and the neighbouring property No.15, the height of this wall would not be sufficient to avoid overlooking. However, the proposed openings are modest in scale, and it would be no worse than the current situation whereby both properties have windows that directly look out onto each other. Indeed, No.15 has windows serving a kitchen/utility that currently overlook the application property's amenity space.

Given that the proposed extension will serve as a bathroom and utility room, and taking into account the modest scale and current opportunities for overlooking, the planning officer does not consider that the development would result in a level of overlooking that would make the development unacceptable or warrant a condition requiring obscure glazing.

Furthermore, the proposed relocation of the rear access gate would allow for the continued access from the rear garden to a back alley where bins are stored. This proposed composite gate would be 2m by 0.9m, and would not project beyond the existing boundary treatment. As such, this part of the proposal does not inflict any adverse impact on neighbouring amenity by virtue of loss of light or overbearing impact.

The relocated access will be used by the residents of No.17 Albemarle. As an access gate already exists, this would not increase impact or disturbance for the residents of Albemarle Street.

Furthermore, the proposal would be adequately distanced from neighbouring residential properties to mitigate the risk of any adverse harm by way of overshadowing.

Taking the above into account, the proposed development is not anticipated to cause significant detrimental harm to the existing amenities of nearby residents that would warrant refusal of 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 is located to the rear of the application dwelling and is of a 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 3.54m in length and 3.37m in width, with eaves and ridge heights of 2.5m and 3.65m, respectively. As such, the development would appear appropriate in size and scale when read in context with the existing built form of the dwellinghouse. Furthermore, the proposed extension has a simple appearance commonly found in such domestic settings.

In terms of materiality, the proposed extension would feature a K-render finish to match the dwellinghouse, Marley grey concrete roof tiles, and white uPVC windows. The proposed materials are considered in keeping with neighbouring properties and provide sufficient visual integration.

Regarding the proposed relocation of the access gate, various types of boundary treatments are found in the immediate vicinity of the site. These include wooden fencing, metal fencing and natural stone walls. Therefore, the 2m by 0.9m grey composite garden gate would not appear incongruous or out of keeping with the surrounding area.

Accordingly, the proposed works would not result in any measurable undue harm to 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:

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.