

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	27/07/26	Manager:		Date:	
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Application Ref:		2026/0456		 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of summerhouse.
Site Address/Location:	5 Union Street, Clitheroe, Lancashire, BB7 2NH

CONSULTATIONS:	Parish/Town Council
No objections	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No additional representations.	

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:

3/2009/0729: Proposed two storey side extension (Approved with conditions)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an end terraced property on a cul-de-sac off Union Street, located within the residential area of Low Moor, to the Southwest of Clitheroe Town centre. The property comprises brickwork walls with slate roof tiles and PVC windows. The site which surrounds the proposal is residential in character, with open countryside surrounding the residential area and the River Ribble located to the west.

Proposed Development for which consent is sought:

Consent is sought for the construction of a detached summer house within the rear curtilage of the application site.

The summerhouse would measure 5m by 3.7m and incorporate a pitched roof with a height of approximately 2.55m to the eaves and 4.06m to the ridge at its highest point. At the southern elevation, roof lights and aluminium/UPVC glazed sliding doors would be featured, with a window on both side elevations.

It is further proposed that an associated patio area will be erected, measuring approximately 6.4m in length and 7.3m in width.

With respect to materiality, the proposal would be finished in natural random stone walls with a natural stone plinth and quoins, natural slate roof tiles, timber/UPVC windows and aluminium/UPVC sliding doors.

Principle of Development:

The proposal relates to the construction of a domestic outbuilding within the curtilage of an established residential property and is therefore acceptable in principle subjects 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 openings to the southern facing elevation of the proposed summerhouse 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.

The proposal is distanced 1.5m from the boundary wall and exceeds the height of the rear boundary fence by approximately 0.9m. Neighbouring property (4 Meadowlands) to the north of the boundary wall, may experience partial overshadowing or loss of daylight on the ground floor side elevation in winter due to the height of the proposed summerhouse. However, the proposed works are considered acceptable with respect to impact upon residential amenity in this particular instance and therefore comply 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 siting of the proposal is located within the rear curtilage of the application property and therefore does not host a readily visible position within the street scene. There is an outbuilding towards the front of the garden, as well as an approximate 2.2m boundary wall, which partially obstructs views of the proposed development from neighbouring ground floor views.

In terms of design, the proposed summerhouse and associated patio are of similar appearance to the design of the application dwelling. The outbuilding measures 5m by 3.7m and will feature a pitched roof, constructed with natural slate, natural random stone walls and timber/UPVC roof lights and windows. The glazed sliding doors on the southern facing elevation will be constructed using aluminium/UPVC. Furthermore, the footprint is considered relative to the scale of the application property and curtilage. This is consistent with the application dwelling and will integrate sufficiently into the site.

As such, it is not considered that there would be any visual harm caused by the proposed development

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

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.