

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LOH	Date:	18/08/26	Manager:	KH	Date:	21/08/26
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Application Ref:	3/2026/0490			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	11/08/2026	Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey rear extension
Site Address/Location:	15 Croasdale Drive Clitheroe BB7 1LQ

CONSULTATIONS:	Parish/Town Council
No comments received	

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

CONSULTATIONS:	Additional Representations.
One letter has been received raising concerns as follows: - the position of the stove flue and proximity to bedroom and kitchen windows. - Stove flue discharging below the main roof ridge line, affecting the neighbours air space, impacting health and the exterior of the house. - Concerns of potential fire risks of flue being situated close to roof and eaves. - Uncertainty over the extension wall and guttering system.	

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 DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 88/0011: Erection of bay window (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application site relates to a semi-detached, two storey dwellinghouse known as 15 Croasdale Drive, located within a residential area to the south of Clitheroe town centre. The property comprises render to the walls with slate roof tiles and UPVC windows and benefits from an existing two storey outrigger to the rear. The site to which the proposal relates is located within the defined settlement area of Clitheroe, the surrounding area is predominantly residential in character.

Proposed Development for which consent is sought:

Permission is sought for the construction of a single storey rear extension.

The single storey rear extension would measure 1.9m beyond the rear wall of the original dwellinghouse, and 4.8m beyond the stepped rear wall, extending the width of the original dwellinghouse. The proposal features a lean-to pitched roof with an eaves and ridge height of 2.3m and 3.6m respectively. At the rear Southeast elevation, the proposal features French windows, as well as roof lights on the Southeast and Northeast elevations.

With respect to materiality, the proposal would be finished in render to the walls, slate roof tiles and dark grey UPVC windows/doors, all to match the existing dwellinghouse.

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’*

The application dwelling has an adjoining neighbour known as No.13. No.13 benefits from a single storey L-shaped rear extension along the adjoining shared boundary which will provide screening of the proposed development.

The openings proposed to the rear of the extension 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.

Concerns have been raised regarding uncertainty over the extension wall and guttering system; the submission of the roof plan has provided confirmation that the guttering for the proposed extension is within the boundary line. Further concerns were regarding the position of the stove flue as well as impact on air quality. This would be a matter for building control in terms of installation requirements and environmental health in terms of any resulting impacts from smoke. From a planning perspective the issues relate to impact on visual amenity and in this respect the proposed flue is acceptable.

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 respect to scale, the extension is modest in footprint, measuring approximately 4.8m in length at its longest point, and extending the width of the existing dwellinghouse. The eaves will adjoin to that of the neighbouring single-storey extension at No.13 and the roof will be of gabled design, with a ridge height of 3.6m. 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 regards to materiality, the proposal would be finished in render, slate roof tiles and dark grey UPVC windows and doors, all to match the existing dwellinghouse.

In respect of the flue this would be acceptable in this regard.

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:

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 appropriate conditions.