

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	23/09/2026	Manager:	KH	Date:	24/09/26
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Application Ref:	2026/0530			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/08/2026	Site Notice:	14/08/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed rear and side extension, double garage with roof space storage and external works including new principal access drive from Goosebutts Lane.
Site Address/Location:	The Pentre, Pendle Road, Clitheroe BB7 1JQ

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
No comments 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 (NPPF2026)

Relevant Planning History:

3/2025/0295: Erection of one new single storey residential building adjacent to The Pentre. Construction of new boundary fence/wall separating the properties – Refused.

3/2011/1039: Erection of one new single storey residential building adjacent to The Pentre. Creation of new Crossover over Pendle Rd for The Pantre. Construction of new boundary fence/wall separating the properties – Approved with conditions.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a dwelling known as 'The Pentre' located off Pendle Road Clitheroe. The application site lies within the defined settlement limits of Clitheroe, being located on the western side of Pendle Road. The area is predominantly residential in character, with the application garden area being relatively well screened on all sides by the existing planting contained within the site area.

Proposed Development for which consent is sought:

Consent is sought for the extension and alteration of the existing residential dwelling comprising of

- Two, two storey side extensions.
- Single storey rear extension.
- Detached garage with storage within the roof.
- New vehicular access of Goosebutts Lane
- Associated driveway

Impact Upon Residential Amenity:

The application dwelling is positioned within a large plot and as a result any development adjoining the main property would remain a substantial distance from neighbouring receptors. This separation will mitigate any adverse impact in respect to loss of light or overbearing impact.

There are windows proposed in the side elevations of both two-storey side extensions at first floor level. These windows are in a comparable position to the existing first floor windows on the property. Similarly, there are windows in the rear elevation of the new side extensions, which follow the same building line as the existing rear elevation and existing windows. There remains a suitable separation distance between these windows and neighbouring receptors, in addition to substantial boundary treatment providing screening, to mitigate any significant impact.

As such, no adverse impact in respect to residential amenity is expected resultant of the proposal.

Visual Amenity/External Appearance:

The application dwelling sits within a substantial plot and is therefore set away from the adjacent public highway. There is also substantial boundary treatment that heavily screens the site from view. Nonetheless, some views are afforded, particularly when vegetation thins in winter months. Careful consideration should therefore still be given to the impact of the proposal on the character of the area.

The proposed two-storey side extension will be identical in scale and will feature a hipped roof profile with a setback of 500mm from the principal building line of the dwelling. Although substantial in scale, they remain subservient to the host by virtue of the roof profile and set back. The existing symmetry of the property will be retained given the identical nature of the extensions. As such, it is not considered that this part of the proposal causing harm to the character of the dwelling.

The proposed rear extension is also substantial but given its screen siting to the rear of the site, paired with the substantial scale of the site, it is not considered that this would appear disproportionate. There are also solar panels proposed in the rear roof slope. Again, given the screened location to the rear, it is not considered that these will appear prominent or read as out of character. There is substantial boundary treatment to the northwestern extents of the site that would screen development at the rear from view.

The detached garage structure would be located to the front of the site and would measure 6.6m by 10m approximately and will accommodate a double garage along with additional storage facilities. The garage is located to the southeasterly extents of the site and is a sufficient distance from the dwelling to avoid

appearing dominant. The garage has a substantial footprint but not one that appears over dominant in this context, particularly given the scale of the site.

In respect of materials, the extension will be constructed with facing brickwork plinth to match the existing dwelling. The upper half of the elevations, including those on the existing dwelling, will be faced in a new render finish. The roof will have natural slate finish, and the windows will be uPVC/doors and aluminium. These materials are consistent with those found on dwellings in the vicinity and will integrate sufficiently into the street scene.

As such, despite the large footprint increase, the proposed development will not appear dominant or overdeveloped by virtue of the established boundary treatment and substantial plot. The development will integrate sufficiently into the surrounding street scene without causing harm to the character of the area.

Highways and Parking:

LCC Highways were consulted as part of the application and raised no objections on highway safety or amenity grounds subject to conditions relating to the following matters:

- Construction management plan
- Construction of access arrangements and parking areas
- Visibility Splays
- Use of the garage

Given the large scale of the site paired with the modest nature of the development, being for householder extensions, it is not considered justified to request a construction management plan in this instance. All other conditions will be attached to the decision notice.

Landscape/Ecology:

Biodiversity.

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 18th June 2026. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

Trees.

The application has been accompanied by a Tree Survey and Arboricultural Impact Assessment. The submitted report states that a total of 27 items including 24 individual trees and 3 hedgerows were recorded during the survey. This differs from the previous Tree report submitted for the 2025 application (3/2025/0295) which recorded that 27 individual trees, 2 groups, 1 woodland and 2 hedges were present on the site.

The key observations in relation to the site being as follows:

- 16 Category B trees comprising species such as Sycamore, Beech, Elm, Ash, Birch, Spruce and Holly. These are generally of moderate quality with good future potential and a reasonable contribution to the site's character.

- 10 Category C features include lower quality or younger specimens such as hedges (H1, H2, H3) and Holly, Ash and Hawthorn which offer limited arboricultural merit but some local screening and biodiversity value.
- 1 Goat Willow classified as Category U due to its poor condition which s due to be removed.

In relation to the proposed impacts resultant from the proposal upon existing trees and hedgerow on site, the report states:

The proposals will result in the removal of 5 individual trees, including T7 Ash (B), T8 Lawson Cypress (C), T9 Holly (C) and T10 Copper Beech (B) and T11 the Goat Willow (U) mentioned above.

In relation to proposed mitigation and compensation for the loss of the trees and hedgerow outlined above, the report states that a minimum of four high quality replacement trees will be planted and suggests the north corner of the site. Whilst this is welcomed it does not address the substantial removal of trees, woodland and hedgerows from the site which has occurred between the two applications.

To help address the overall level of tree loss, compensatory planting will be required. A replacement ratio of 2:1 is suggested to support the long-term re-establishment of tree cover on site. This could be informed by:

- A landscape plan identifying suitable species, planting sizes, and indicative locations
- The use of native or climate-resilient species that reflect the site's setting and future conditions
- Inclusion of mixed-age planting stock to encourage structural diversity and resilience.

The trees to be retained can be adequately protected during construction by appropriate protective fencing and this can be controlled by condition.

No landscaping proposals have been provided to demonstrate adequate mitigation and compensation for the trees, scrub and hedgerow to be lost. Taking into account the proposed development, the authority considers that appropriate mitigation and enhancement could be achieved on site. As such the proposal is considered to accord with the aims and objectives of Key Statement EN4 and Policies DME1, DME2 and DME3 of the Ribble Valley Core Strategy subject to appropriate details of replacement planting being submitted and approved.

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.