

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LOH	Date:	7/10/26	Manager:	KH	Date:	14/10/26

Application Ref:	3/2026/0616			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/09/26	Site Notice:	N/A	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Erection of a single storey studio building to rear.
Site Address/Location:	4 Pendle Nick Close, Clitheroe, BB7 1RH

CONSULTATIONS:	Parish/Town Council
No objections	

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

CONSULTATIONS:	Additional Representations.
A letter of representation has been received raising the following comments - No objections subject to no overlooking or loss of privacy	

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) 2026 Relevant Planning History: 26/0445: Certificate of lawfulness for a proposed single storey detached garden studio outbuilding in the rear garden (Refused) (Permitted development rights removed under condition 6 of (3/2025/0169) 25/0169: Variation of condition 1 (approved plans) of (variation of) reserved matters approval 3/2021/0244 21/0244: Variation of Condition 1 (Approved Plans) of planning application 3/2019/0953. 19/0953: Reserved matters phases 2, 3 and 4 of outline planning permission 3/2015/0895

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached dwelling on Pendle Nick Close located on a recently developed residential estate to the southeast of Clitheroe town centre. The property comprises brickwork walls with grey roof tile and white UPVC windows. The site which surrounds the proposal is residential in character with open countryside surrounding the area and the A59 highway to the east.

Proposed Development for which consent is sought:

Consent is sought for the construction of a detached single storey studio building within the rear curtilage of the application site.

The proposed studio building would measure 5.3m by 2.86m and incorporate a flat roof design with a height of 2.5m. At the southeast elevation, glazed double doors and two full length windows would be featured.

With respect to materiality, the proposal would be finished in grey plasti-coated leatherette embossed galvanised steel walls, EDPM rubber exterior on the roof and grey UPVC windows.

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 southeastern facing elevation of the proposed studio building 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 metre from the northeast boundary fence and approximately 2 metres from the southwest boundary fence and exceeds the height of the fence by 0.6m at its highest point. The studio building would be almost completely screened from neighbouring properties due to existing fence panels. In addition, the rear garden slopes down from southeast to northwest, allowing for the studio to be situated at a lower level to the application property. Furthermore, the proposed development incorporates a flat roof and is of modest height to the ridge. As such, the proposal is not considered to have any overbearing impact on any neighbouring properties.

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 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. The site features a stepped 2.10 to 1.70 metre boundary fence, which would provide almost complete screening of the proposed development from neighbouring ground floor views, aside from a small section of roof which would be visible. In addition, outbuildings located at adjacent properties No.6 and 8 would provide screening of the proposal from first floor views.

With regard to materiality, the proposed studio would be finished in grey plasti-coated leatherette embossed galvanised steel walls, EDPM grey rubber to the roof and grey UPVC windows. Although the application dwelling comprises brick walls and grey roof tiles, due to the modest scale of the proposed studio, it would not appear to be dominant or out of character.

As such, it is not considered that the development is of visual harm to the character of the area to a degree that would warrant refusal.

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.