

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	01/10/2026	Manager:	KH	Date:	01/10/26

Application Ref:	2026/0620			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	03/09/2026	Site Notice:	03/09/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed rear dormer window extension including Juliet balcony.
Site Address/Location:	14 Victoria Grove Sabden Clitheroe BB7 9DQ

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

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 Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwelling in Sabden positioned on land designated as National Landscape. The surrounding area is predominately residential being typified of similar stone-built dwellings.

Proposed Development for which consent is sought:

The application seeks consent for the construction of a rear dormer extension with associated Juliet Balcony.

Impact Upon Residential Amenity:

The proposed dormer extension is located in the rear roof slope of the application dwelling, to the southern extents of the roof. There are no neighbouring properties immediately to the south or west that could be subject to overlooking and subsequent loss of privacy. There is an adjacent neighbour to the north, however the proposed development is located a sufficient distance from the shared boundary to mitigate any direct overlooking into private amenity space. Furthermore, the views afforded from the dormer and associated Juliet balcony are comparable to those already afforded by the rear windows at the application dwelling.

As such, no adverse impact in respect to residential amenity would occur to warrant refusal.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. 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, including impact on landscape character, as well as the effects of development on existing amenities.*

The proposed dormer extension is located to the rear of the application dwelling and as such does not host a viably prominent position within the public realm. Nonetheless, the proposal is modest in scale and does not occupy a large section of the existing roof slope and therefore remains subservient to the host roof. In addition, the dormer will be construed in stone with a slate roof to match the existing dwelling, therefore despite the screened location, the extension will integrate sufficiently.

As such, the proposed development does not raise any concerns in respect to visual amenity.

Highways and Parking:

No highways safety implications identified.

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 bat roost assessment has been conducted at the application site on 22nd July 2026. The survey concluded that no evidence of bats was recorded, and the building offers low roosting potential.

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.