

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	BT	Date:	24/9/26	Manager:	LH	Date:	25/9/26

Application Ref:	3/2026/0629			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	26/8/26 & 21/9/26	Site Notice:	26/8/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				
				REFUSAL

Development Description:	Regularisation of existing as-built clear glazing to the dormer and roof windows.
Site Address/Location:	29 Chatburn Park Drive, Clitheroe, BB7 2AY.

CONSULTATIONS:	Parish/Town Council
Clitheroe Town Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
Objections have been received from two households in relation to the unauthorised development both of which raise concerns with regards to impacts upon 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 DMH5: Residential And Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: Appeal 6013916: Against the Enforcement Notice served by Ribble Valley Borough Council in respect of without planning permission, operational development comprising the erection of a dormer extension on the south facing [side] roof slope and the erection of two rooflights on the north facing [side] roof slope of the residential dwelling situated on the land. The dormer extension contains three windows on a side elevation which are not obscure glazed. The two rooflights are on a roof slope forming a side elevation which are not obscure glazed.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The appeal site relates to a dormer bungalow property situated in the North-eastern area of Clitheroe. Access to the site is from Chatburn Park Drive with the property in question comprising a rectangular shaped footprint with its principal and rear gable ends facing North-west and South-east respectively. The property in question comprises stone and rendered elevations, upvc doors and windows and concrete roof tiles with an integral garage adjoining the dwelling's principal elevation. Two rooflights with clear glazing have been installed within the North-eastern roofslope of the dwelling. A box dormer with three clear glazed window openings has also been added to the original South-western roof slope of the dwelling. The appeal site is located within a residential area consisting of numerous bungalow and two storey properties.

Proposed Development for which consent is sought:

Retrospective planning consent is sought for the retention of three clear glazed windows within the property's dormer extension and two clear glazed rooflights within the property's North-eastern roofslope.

Impact Upon Residential Amenity:

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities whilst providing adequate day lighting and privacy distances.

In this instance, officer site visit photo analysis from the interior of the application property and exterior of the rear garden area serving No. 31 Chatburn Park Drive shows that the unauthorised windows serving the landing and guest bedroom areas of the property's dormer extension provide unrestricted, elevated sideways views into the rear garden area of No. 31 Chatburn Park Drive and also towards the windows within the rear elevation of No. 31 Chatburn Park Drive. In addition, photographic analysis shows that the window serving the main bedroom area of the property's dormer extension provides unrestricted views towards the first floor windows within the side elevation of No. 31 Chatburn Park Drive. It is noted that the applicant has installed shutter blinds to each of the three windows within the dormer extension in an attempt to mitigate losses of privacy to the adjacent neighbouring property however photographic analysis shows the aforementioned occurrences of overlooking as still being prevalent with the blinds in place. As such, it is considered that retention of the unauthorised windows would result in an unacceptable loss of privacy to the neighbouring residents of No. 31 Chatburn Park Drive.

In addition, whilst officer site visit photo analysis from the interior of the application property does not show clear lines of sight towards the first floor window opening within South-western gable end of No. 27 Chatburn Park Road or its rear garden area, it is considered that the unauthorised rooflights could provide opportunities for overlooking towards the aforementioned bedroom window and rear garden area, particularly from the perspective of taller occupants. Furthermore, officer site visit photo analysis from the interior of the aforementioned first floor bedroom window within No. 27 Chatburn Park Drive show clear intervisibility between the bedroom window opening and unauthorised rooflights with the interior of the application property's landing and shower room areas also being partly visible which in turn creates the perception of being overlooked. As such, it is considered that retention of the unauthorised rooflights would result in an unacceptable loss of privacy to the neighbouring residents of No. 27 Chatburn Park Drive.

Taking account of the above, it is considered that retention of the unauthorised windows and rooflights, by virtue of their height, orientation and proximity to the neighbouring properties of No. 27 Chatburn Park Drive and No. 31 Chatburn Park Drive would be unduly harmful to the amenity of the occupants of these properties due to the resultant loss of privacy that would occur. The proposed development would therefore fail to satisfy the requirements of Policy DMG1.

Visual Amenity/External Appearance:

Policy DP3 (1) of the NPPF states:

‘Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.’

Policy DMG1 of the Ribble Valley Core Strategy provides general design guidance as follows:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

In this instance, the unauthorised windows and rooflights largely reflect the design, materiality and proportions of windows and rooflights on properties within the immediate vicinity of the application site, with the windows and rooflights also being in keeping with the overall solid to void ratio of openings on the application property. As such, the unauthorised windows and rooflights read as congruent additions to the property.

Taking account of all of the above, it is not considered that retention of the unauthorised development would be harmful to the visual amenities of the area would therefore satisfy the requirements of Policy of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

Retention of the unauthorised development raises no issues with regards to highway safety.

Landscape/Ecology:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of a retrospective householder development.

Observations/Consideration of Matters Raised/Conclusion:

Retention of the unauthorised windows and rooflights, by virtue of their height, orientation and proximity to the neighbouring properties of No. 27 Chatburn Park Drive and No. 31 Chatburn Park Drive would be unduly harmful to the amenity of the occupants of these properties due to the resultant loss of privacy that would occur. The proposed development would therefore fail to satisfy the requirements of Policy DMG1.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:	That planning consent be refused for the following reason:
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01:	Retention of the unauthorised windows and rooflights, by virtue of their height, orientation and proximity to the neighbouring properties of No. 27 Chatburn Park Drive and No. 31 Chatburn Park Drive would be unduly harmful to the amenity of the occupants of these properties due to the resultant loss of privacy that would occur. The proposed development would therefore fail to satisfy the requirements of Policy DMG1.
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