


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	29/04/2025	Manager:	SK	Date:	30.4.25
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Application Ref:	2025/0138			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	29/04/2025	Site Notice:	13/03/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of an oak framed entrance porch to the west elevation.
Site Address/Location:	2 Spread Eagle Barn, Clitheroe Road, Whalley BB7 9AQ.

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

1997/0381: CONVERSION OF 2 NO. BARNS TO FORM 3 NO. DWELLINGS. (PD Removed).

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

The application relates to a semi-detached property that was created as part of a barn conversion approved in 1997. The dwelling is located at the rear of the Spread-Eagle Public House and the land in which the property sits does not have any specific designations. The surrounding area is mixed in nature, comprising both residential and commercial development.

Proposed Development for which consent is sought:

Consent is sought for the construction of an oak framed entrance porch to the principal elevation of the dwelling.

Impact Upon Residential Amenity:

The proposal being solely for the introduction of a small porch extension, will not have any adverse impact on the residential amenity of neighbouring receptors.

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 application dwelling was created as part of a barn conversion carried out in 1997. As part of this consent, the properties permitted development rights were removed in order to guarantee control over future development at the site to maintain the properties inherent character. As such, careful consideration must be given into the impact of the proposal of the character of the barn.

The original submission included the construction of a Juliet balcony at first floor level on the principal elevation of the property. This resulted in large section of glazing being introduced. At present, there is a strong sense of uniformity amongst the fenestrations of the application property and its adjoining neighbour (the other half of the barn). All window openings at present are consistent in size, with the exception of the original barn cart door. It was therefore concluded that the construction of this large section of glazing at first floor, particularly given its visual prominence, would undermine the character of the barn conversion. Following discussion, this element was subsequently removed.

The application now seeks consent only for the introduction of an oak porch canopy. In respect of scale, the porch is modest projecting just 1.5m from the elevation of the dwelling and having a maximum height of 3.4m to the ridge. The proposal is proportionate to the dwelling. In regard to materials, the porch will be constructed using a small amount of natural stonework to the base, an oak frame and slat roof. This choice of natural materials is appropriate to the barn conversion and will integrate sufficiently.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

BNG

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 carried out at the application site on 10.02.2025. It concluded that no evidence of bats was recorded, and the building offer negligible 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.