


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	22/7/25	Manager:	LH	Date:	25/7/25
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Application Ref:	3/2025/0083			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	10/6/24	Site Notice:	16/5/25	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of a self-build, detached house with granny annex and double garage together with conversion of existing live/work unit to form workshop space to be utilised by the occupiers of the dwelling.
Site Address/Location:	The Works, Main Street, Gisburn, BB7 4HD.

CONSULTATIONS:	Parish/Town Council
Gisburn Parish Council:	Consulted 12/5/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
RVBC Environmental Health:	No objections subject to conditions.
RVBC Countryside:	Consulted 12/5/25 – no response received.
United Utilities:	No objections subject to conditions.

CONSULTATIONS:	Additional Representations.
Two objections received to the consultation, summarised as follows: <ul style="list-style-type: none"> • Impact of proposal upon residential amenity • Impact of the proposal upon the historic character of the Gisburn Conservation area • Impact of the proposal upon visual amenity • Impact of the proposal upon highway safety • Impact of the proposal upon the site’s ecology with respect to the proposed removal of a tree The objections received also make reference to non-planning issues with respect to comments concerning the loss of North facing views from properties on Main Street.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets
Key Statement EC1: Business and Employment Development
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMB1: Supporting Business Growth and the Local Economy

Planning (Listed Buildings and Conservation Areas) Act Section 66 & 72

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2009/0512:**

Use of building as dwelling and workshop (Approved)

3/2006/0152:

Alterations to front elevation of joiners workshop incorporating new extractor store and provision of new timber store (Approved)

3/2004/0064:

Renewal of temporary permission (3/98/0796/p) for use of part of engineering workshop as dwelling (Approved)

3/1998/0796:

Renewal of temporary permission 95/0402 for a change of use of part of engineering workshop to residential use (Approved)

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

The application relates to land sited to the rear of Main Street which currently accommodates a live / work unit and detached single storey garage. Access to the application site is from Main Road via an arched entrance between the properties of Rose Alley and Talbot House. The live / work unit and detached garage are sited on hardstanding with a lawned area bordering the North-western extents of the development site. The live / work unit comprises a timber cladded building with a gabled roof which accommodates solar panels on its South-eastern roof slope. A mono pitched single garage adjoins to the South-eastern elevation of the live / work unit however this structure does not appear to be in the applicant's ownership. The detached garage to the North-west of the live / work unit comprises a smaller timber cladded building with a rectangular footprint and gabled roof. The North-eastern and South-western sides of application the site are bordered by the domestic curtilage area serving The Old Vicarage and car park serving the White Bull Hotel respectively, with extensive woodland adjoining the site's North-western corner. Workshop units lie adjacent to the East of the live / work unit, with garages,

terraced properties and the white Bull Hotel lying slightly further away to the South of the site. The application site lies within the defined settlement area of Gisburn within the Gisburn Conservation Area.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a detached three bedroom self-build dwelling, integral annex and car port. Additional works include the demolition of the site's existing detached garage, construction of a detached double garage and conversion of the site's existing live / work unit to sole commercial use.

Principle of Development:

New dwelling

Key Statement DS1 of the Core Strategy seeks to direct the majority of new housing development towards the principal settlements of Clitheroe, Whalley and Longridge with an additional focus towards the Borough's Tier 1 settlements.

In addition, Policy DMG2 states:

'Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.'

Policy DMG1 is also of relevance in as much that it provides general guidance with respect to the impact of proposals for development upon existing amenities, with a stipulation that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

In this instance, the proposed development relates to the provision of a new residential dwelling that would be located within the defined settlement area of Gisburn (a Tier 1 Settlement) in close proximity to the village throughfare of Main street. In addition, the proposed dwelling would be sited within an existing residential area and as such would be compatible with its immediate surroundings. Consequently, the proposed development would satisfy the requirements of Key Statement DS1 and Policies DMG1 and DMG2.

Self-build

The proposal has been submitted as a self-build development. Whilst the proposal only relates to the provision of one dwelling, some weight is nonetheless given to the fact that this would be a self-build dwelling. In addition, the applicant has provided a unilateral undertaking in support of the application which confirms that the proposed dwelling is to be delivered by way of a self-build housing project. The principle of self-build housing for the application site is therefore secured.

Annex accommodation

Policy DMH5 allows for the provision of annex accommodation on the basis of this comprising a modest level of accommodation that would be capable of integration into the host dwelling in the event of changes to future circumstances. In this instance, the annex accommodation proposed as part of the development would comprise an ensuite bedroom, combined kitchen / lounge/ dining area and small utility area which in this instance is considered to constitute a modest level of accommodation. In addition, the proposed annex accommodation would be integrated with the proposed self-build dwelling and would therefore be capable of integration with the host property in the event of changes to future circumstances. Accordingly, the proposed development would satisfy the requirements of Policy DMH5.

Sustainability

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport. In this instance, the application site lies within the defined settlement area of Gisburn which is identified as a Tier 1 Settlement in the Core Strategy. In addition, the application site is sited in close proximity to public transport links and amenities. The proposed development would therefore satisfy the requirements of Policy DMG3.

Conversion of existing live / work unit to sole commercial use

Planning consent was granted for the site's existing live / work unit under application 3/2009/0512. Conditions were imposed on this consent to limit occupation of the residential accommodation to a person solely or mainly employed in the building's commercial component, and to restrict operation of the building's commercial component to a person occupying the building's residential space, with these conditions being imposed in the interests of protecting the amenity of the building's occupants and to restrict traffic movements to and from the application site. The current proposal seeks to solely utilise the existing live / work unit for commercial use comprising of a pest control and upholstery / craft business. Whilst this would result in the loss of the building's residential component, the commercial spaces would be solely operated by the applicants who would reside on site in the proposed self-build dwelling (along with the applicant's mother who also has ties to the existing live / work unit by virtue of condition 3 imposed under application 3/2009/0512). As such, it is not considered that this aspect of the proposal would contravene the aims and objectives of Key Statements EC1 and EC2 and Policy DMB1 in as much that the longstanding live / work arrangement in place on site would be retained under the proposed development, albeit with the commercial and residential components of the arrangement split across two buildings instead of one. The proposed utilisation of the existing live / work unit for sole commercial use is therefore considered to be acceptable in principle.

Impact upon Character/appearance of Conservation Area:

The proposal site is situated within the Gisburn Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Gisburn Conservation Area Appraisal (2005)* identifies the following elements as contributing to the Conservation Area's special interest:

- The absence of 20th-century development along the Main Street, with its attractive mix of 17th, 18th and 19th-century houses, and its high proportion of listed and visually striking buildings;
- Medieval church and churchyard (Grade II* Listed)
- The S-shaped curves of the Main Street, which present different vistas to travellers passing through the village;

- The setting of houses along the main street well back from the road and fronted by large areas of cobbled pavement or set up on terraces with retaining walls and steps to the front doors;
- The tranquil Park Lane, with its 'polite' architecture, gatehouses and park boundary walls

Eastward and westward views along Main Street from Park Mews and No. 1 – 3 Old Chapel respectively are denoted as Key Views on the Gisburn Conservation Area Map. Threats to the Conservation Area are listed as the continuing loss of original architectural details and use of inappropriate modern materials or details.

In this instance, the proposed dwelling and detached garage could potentially be viewable from within the Conservation Area however analysis shows that any such views would be limited to partial views of the development from selected views on Main Street and the grounds of the Church of St. Mary, and from the far Northern extents of the car park to the rear of the White Bull Hotel. Notwithstanding these limited partial views, the proposed development would otherwise not be read within the context of the Conservation Area by virtue of the proposal site being set back approximately 70 metres from Main Street within Talbot Yard behind numerous buildings and existing tree cover. In addition, whilst the proposed development would be sited within the vicinity of the White Bull Hotel (Grade II Listed), Church of St Mary (Grade II* Listed and noted as contributing to the Conservation Area's special interest) and numerous Buildings of Townscape Merit (the row of terraced properties to the South of the application site) analysis shows that intervisibility between the application site and these buildings of historic interest is largely restricted by virtue of the additional built form and existing tree cover in place. As such, it is not considered that the proposed development would detract from the setting of the area's buildings of historic interest. Furthermore, the proposed development would have no undue impacts upon any of the Conservation Area's additional elements of special interest or key views referenced above. Consequently, it is not considered that the proposed development would have any undue impact upon the special interest of the Gisburn Conservation Area.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed dwelling would share a common boundary with the adjacent neighbouring property of the Old Vicarage. The first floor window serving bedroom 2 of the proposed dwelling would face towards the common boundary shared with the Old Vicarage however analysis shows that a sufficient separation distance would be in place between the aforementioned first floor window and common boundary which in turn would prevent unrestricted views into the neighbouring curtilage. In addition, the proposed dwelling would be sited approximately 30 metres away from the Old Vicarage and at considerable distance from the row of terraced properties fronting Main Street to the South of the application site. As such, it is not considered that the proposed dwelling would have any undue impacts upon neighbouring residents with respect to loss of privacy, natural light or outlook.

Having regard to the amenity of future occupants of the proposed dwelling, analysis shows that all habitable rooms within the proposed dwelling would be served by a sufficient number of window openings and as such would receive an adequate provision of natural light.

The proposal seeks to increase the provision of commercial floorspace within the site's existing workshop building however the existing workshop building is sited within a commercial yard and would be solely utilised by the occupants of the proposed dwelling as per the existing live / work arrangement currently in place. In addition, given the nature of activities that would be undertaken on site (in this instance a pest control workshop and craft workshop), it is not anticipated that the proposal would amount to any noticeable intensification of use that would give rise to adverse levels of noise, smells or disturbances beyond those associated with the longstanding commercial use (engineering workshop) of the building. Furthermore, a condition restricting business hours for the commercial unit has been placed on this consent to further safeguard the amenity of the site's neighbouring receptors.

In light of all of the above, it is not considered that the proposed development would be unduly harmful to the amenity of any neighbouring residents or future occupants of the development and as such would be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

In addition, Policy DMG1 of the Ribble Valley Core Strategy states:

'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 proposed dwelling and annex would be sited in reasonably close proximity to existing built form within and around the application site, with the proposed detached garage sited directly adjacent to the dwelling on the footprint of the existing garage to be demolished and with the proposed garage comprising a similar footprint to the existing garage. In addition, the footprint and height of the proposed dwelling would be proportionate to the footprint and height of the existing workshop building and adjacent property of the Old Vicarage, with the varied roof height design of the dwelling allowing for an even distribution of the dwelling's mass. As such, the proposed dwelling and garage would read as proportionate additions to the application site and would therefore assimilate well with the existing built form within and around the application site.

No specific or indicative details have been provided with regards to the use of external materials for the proposed development however the application's supporting information indicates that the proposed dwelling and detached garage would be detailed in stone and slate which would be in keeping with the rural and historic vernacular of dwellings within the immediate locality and wider area. Aluminium windows are proposed for use in the proposed dwelling however the use of aluminium windows is not considered to be wholly sympathetic to the historic character of the area therefore a condition has been imposed on this consent requiring further details of door and window materials. The annex and lounge areas of the dwelling would incorporate roof light openings which are considered to be acceptable in principle, subject to the utilisation of Conservation style roof lights.

Taking account of above, it is not considered that the proposed development would be harmful to the visual amenities of the area. As such, the proposed development would satisfy the requirements of Paragraph 135 (c) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

Concerns have been raised through the application's public consultation process with respect to highway safety however the proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access, parking or general highway safety. The LHA response recommends for the imposition of conditions with respect to parking and turning areas, secure cycle storage, construction management and restrictions of use with respect to the proposed dwelling and commercial unit, all of which have been imposed on this consent. On this basis, it is not considered that the proposed development will have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Trees

An Arboricultural Impact Assessment has been provided in support of the application which shows the presence of numerous trees sited along the North-eastern and South-western flanks of the lawned area adjoining the North-western extents of the application site, with a single Beech Tree sited approximately 20 metres away to the North-east of the existing live / work unit. The submitted tree survey shows that there would be requirement to remove the aforementioned Beech Tree (T6) in order to accommodate the paved area serving the proposed dwelling and concerns have been raised through the application's public consultation process with respect to the removal of this tree. The tree proposed for removal and application site have been subject to two separate site visits by the Council's Countryside Officer who has raised no concerns with regards to the removal of the single Beech tree on the basis that its removal would have minimal impact on the visual amenity of the existing tree-scape in the local and wider context. In addition, all other trees on site would be retained under the proposed development. As such, the extent of tree removal proposed is considered to be acceptable. The submitted AIA includes a programme of tree protection for all trees within the vicinity of the application site for the construction phase of the development and adherence with these measures has been secured through the imposition of a condition.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of self-build development which has been secured through the provision of a unilateral undertaking.

Observations/Consideration of Matters Raised/Conclusion:

The proposed provision of a new self-build dwelling and retention of the existing live / work arrangement at the application site accords with the aims and objectives of Key Statements DS1, EC1, EC2 and Policies DMG1, DMG2, DMG3 and DMB1 of the Core Strategy, thus securing the principle of development.

In addition, the proposed development would not have any undue impact upon the amenity of any neighbouring residents or future occupants of the development, nor is it considered that the development proposed would be harmful to the visual amenities or historic character of the area. Furthermore, no concerns are raised with respect to impacts upon highway safety or the ecology of the area.

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.
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