


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	28/5/25	Manager:	LH	Date:	29/5/25
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Application Ref:	3/2025/0189			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	18/4/25 & 27/5/25	Site Notice:	18/4/25	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Demolition of existing 4 bedroom dwelling and construction of replacement 6 bedroom dwelling with integral garage.
Site Address/Location:	Moorcock House, Slaidburn Road, Waddington, Clitheroe, BB7 3AA.

CONSULTATIONS:	Parish/Town Council
Waddington Parish Council:	Consulted 15/4/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to condition.
RVBC Countryside:	Consulted 15/4/25 – no response received.
United Utilities:	No objections.
CONSULTATIONS:	Additional Representations.
None.	

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 DMG3: Transport & Mobility
- Policy DME3: Site and Species Protection and Conservation
- Policy DMH3: Dwellings in the Open Countryside and AONB

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0946:

Retention of re-positioned access gate and stone track off Slaidburn Road (Refused, allowed on appeal)

3/2023/0983:

Proposed conversion of part of existing agricultural building to stables, tack room and feed and fodder store. Construction of an equine manege, installation of solar panels and associated landscaping and boundary treatments (Approved)

3/2010/0075:

Wooden open-fronted shed for the storage of feed and equipment for flock of sheep (Permission Not Required)

3/2008/0769:

Minor alterations to windows and door opening in garage block (Approved)

3/2008/0071:

Proposed demolition of single storey kitchen and construction of replacement two storey kitchen and utility room extension with bedroom over. Alterations to existing garage to create home office and hobby space with storage. Associated external works including link between garage and house.

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

The application relates to a detached two storey property located on the North-western outskirts of Waddington. Access to the application property is from Slaidburn Road via the access road serving No. 1-4 The Graces which lie adjacent to the South-east of the application site. The application property consists of rendered elevations, timber, UPVC and aluminium doors and windows and a slated hipped profile roof. The North-western corner of the application site accommodates an annex building with an agricultural / stable building sited approximately 50 meters to the South of the annex outside of the property's domestic curtilage area. Woodland borders the Northern extents of the application site with the property's garden area sited on the Southern side of the property. The application site lies within the Forest Of Bowland National Landscape with the wider area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the demolition of the application property and erection of a replacement six bedroom dwelling and integral garage.

Principle of Development:

The application site is situated outside of the defined settlement area of Waddington and as such lies within the open countryside. Policy DMH3 of the Core Strategy regards the rebuilding or replacement of dwellings within the open countryside as permissible subject to the following criteria:

- *The residential use of the property should not have been abandoned*
- *There being no adverse impact on the landscape in relation to the new dwelling*
- *The need to extend an existing curtilage*

Having regard to criteria points 1 and 3, the Council has no evidence to suggest that the residential use of the application property has been abandoned and the proposed development would not involve any extension of the property's existing curtilage area. The proposal would therefore satisfy criteria points 1 and 3 of Policy DMH3. Notwithstanding this, criteria point 2 states that proposals for replacement

dwellings should not result in any adverse impacts upon the surrounding landscape however in this instance it is considered that the proposed dwelling would constitute an over dominant, unsympathetic and incongruous form of development that would fail to successfully assimilate within the surrounding landscape (the visual impact of the proposed development is assessed in further detail in the report's 'Visual Amenity/External Appearance' section). For this reason, it is considered that the proposal would be in conflict with criteria point 2 of Policy DMH3. The proposed development would therefore fail to fully satisfy the requirements of Policy DMH3 and as such is considered to be unacceptable in principle.

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, analysis shows that the proposed replacement dwelling would be located approximately 45 metres away from the nearest neighbouring property of No. 4 The Graces, with its Eastern facing first floor bedroom window providing similar views to the property's existing Eastern facing first floor bedroom. As such, the proposed development raises no concerns with respect to its impact upon neighbouring amenity with regards to losses of natural light, outlook or privacy. In addition, all habitable rooms within the proposed dwelling would be served by a sufficient number of window and rooflight openings and as such would receive an adequate provision of natural light.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupants of the dwelling. The proposed development would therefore 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.'

Policy DMG1 of the Ribble Valley Core Strategy provides additional 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.'*

With respect to development within National Landscapes (previously known as Areas Of Outstanding Natural Beauty) Paragraph 189 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the

natural beauty of the area. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'

In this instance, the application property comprises a dwelling of standard proportions with respect to its footprint, height and width, with the cubic volume and massing of the existing property being dispersed through the dwelling's staggered footprint and variable height hipped roof profile. The existing dwelling stands in excess of 8 metres in height at its highest point however this prominence in height is limited to a small section of the property's Easternmost ridgeline, with the large majority of the property's roof line otherwise standing at just over 7 metres in height.

In contrast, the proposed dwelling would be a sizeable addition to the application site in terms of its width, bulk and massing with all of these exceeding the width, bulk and massing of the existing dwelling by a considerable measure. In addition, whilst it is noted that the width of the proposed dwelling would be similar to that of the adjacent neighbouring property of No.4 The Graces, the front and rear elevations of the dwelling's integral garage component (which would occupy roughly a third of the width of the proposed dwelling) would be aligned flush with the front and rear elevations of the host property which in turn would exacerbate the width, bulk and massing effect of the proposed dwelling. Furthermore, the integral garage component of the proposed dwelling would incorporate a gabled roof profile that would be symmetrically at odds with the sloping gradient of the host dwelling, with the roof slopes and roof apex of the integral garage sited directly underneath first floor window cills resulting in a somewhat cramped spatial arrangement. Moreover, whilst the proposed dwelling would comprise an almost identical height to that of the existing dwelling's highest roof slope, the extent of the proposed dwelling's roof ridgeline would span across approximately two thirds the width of the proposed dwelling which in turn would accentuate the dwelling's cumulative bulk and massing effect.

Projecting gable features are also proposed for the Southern roof slope of the proposed dwelling. Whilst the roof apexes of the projecting gables would be set just below the roof line of the proposed dwelling, the faces of the projecting gables would be aligned flush with the dwelling's Southern elevation, with the eaves level of the projecting gables sited above the eaves level of the proposed dwelling, and with no setback incorporated into the central area of the dwelling's principal elevation to differentiate the projecting gable features from the remainder of the dwelling. As such, the projecting gable features would further increase the bulk and massing effect of the proposed dwelling.

Numerous window openings are proposed for the principal Southern elevation of the proposed dwelling. Whilst the cumulative extent of glazing proposed would not be excessive, the proportionality of the window and door openings proposed would be largely uniform across the frontage of the dwelling, with no differentiation in terms of a descending solid to void ratio of openings incorporated between the ground floor and second floor levels of the property's principal elevation which in turn would be noticeably at odds with the sequencing of fenestration within the principal elevations of the application property and adjacent neighbouring properties of The Graces.

In terms of the development's visual impact, it is noted that the application site is predominantly well screened in the public realm by virtue of the existing tree cover within and around the confines of the application site however these trees could be removed in the future which in turn would significantly increase the visual impact of the proposed dwelling which as previously conveyed, would be a sizeable and incongruous addition to the application site relative to the existing dwelling on site. Furthermore, whilst it is noted that the adjacent properties of No. 1, 2 and 4 The Graces are sizeable dwellings in terms of their height (in excess of 10 metres) and largely visible within the public realm, these dwellings are all nonetheless sited at largely the same ground level and at a lower topography to that of the application site (approximately 4-5 metres lower). As such, the prominence of the proposed dwelling over the adjacent properties of The Graces would be largely apparent in the event of the application site's tree cover being removed. Moreover, public access land borders the Northern extents of the application site which in turn would likely provide additional viewpoints towards the proposed development.

Taking account of all of the above, it is considered that the proposed replacement dwelling by virtue of its scale, bulk, massing, width, height and fenestration would amount to an over dominant, unsympathetic and incongruous form of development that would be at odds with the prevailing character of residential development within the immediate locality. Accordingly, it is considered that the proposed development would be harmful to the visual amenities of the area and for this reason it is not considered that the proposal would in this instance conserve or enhance the character of the surrounding National Landscape. The proposal would therefore fail to satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of a condition with respect to the provision of parking and turning areas and this condition would need to be imposed on any future planning consent granted. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Protected species

Demolition of the application property has potential implications with respect to disturbances to protected species therefore a preliminary bat roost assessment has been provided in support of the application. The results of the submitted survey work identify the application property as holding a low level of bat roost potential therefore no further survey work has been recommended however the submitted ecology report includes a method statement comprising numerous working practices and compensatory measures and these would need to be adhered to in the event of any future planning consent being granted.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Observations/Consideration of Matters Raised/Conclusion:

The proposed replacement dwelling, by virtue of its scale, bulk, massing, width, height and fenestration would read as an over dominant, unsympathetic and incongruous addition to the application site and would therefore fail to successfully assimilate within the surrounding landscape. The proposed development would therefore fail to satisfy the requirements of Policy DMH3 and as such is considered to be unacceptable in principle.

Furthermore, the proposed replacement dwelling, by virtue of its scale, bulk, massing, width, height and fenestration would amount to an over dominant, unsympathetic and incongruous form of development that would be at odds with the prevailing character of residential development within the immediate locality. In light of the above, it is considered that the proposed development would be harmful to the visual amenities of the area and for this reason it is not considered that the proposal would in this instance conserve or enhance the character of the surrounding National Landscape. The proposal would therefore fail to satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Core Strategy.

It is for the above reasons and having regard to all material considerations and matters raised that planning consent be refused.

RECOMMENDATION: That planning consent be refused for the following reasons:

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| 01: | The proposed replacement dwelling, by virtue of its scale, bulk, massing, width, height and fenestration would read as an over dominant, unsympathetic and incongruous addition to the application site and would therefore fail to successfully assimilate within the surrounding landscape. The proposed development would therefore fail to satisfy the requirements of Policy DMH3 of the Ribble Valley Core Strategy and as such is considered to amount to unacceptable development in principle in this rural location. |
| 02: | The proposed replacement dwelling by virtue of its scale, bulk, massing, width, height and fenestration would amount to an over dominant, unsympathetic and incongruous form of development that would be at odds with the prevailing character of residential development within the immediate locality. Accordingly, it is considered that the proposed development would be harmful to the visual amenities of the area and for this reason it is not considered that the proposal would in this instance conserve or enhance the character of the surrounding National Landscape. The proposal would therefore fail to satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy. |