


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	22/05/25	Manager:	KH	Date:	23/05/25
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Application Ref:	3/2025/0199			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	01/05/25	Site Notice:	01/05/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed change of use of temporary holiday let back to annex accommodation, conversion of garage to habitable space and fenestration alterations to existing detached garage/ annex building.
Site Address/Location:	Bridgeway, 16 Brookes Lane, Whalley, BB7 9RG.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
No representations received.	

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2010/0624: Alterations and extensions to existing dwellinghouse (Approved).

3/2016/0030: Proposed garage and annex (Approved).

3/2022/0627: Annex accommodation as holiday let accommodation for a temporary period of five years (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached building located within the residential curtilage of no.16 Brookes Lane, comprising render to the external elevations and aluminium/ uPVC windows. The building was granted consent in 2016 as a domestic garage and annex under application reference 3/2016/0030, with application 3/2022/0627 allowing for the use of the annex as holiday accommodation for a temporary period of five years. The site is located within the defined settlement area of Whalley and whilst the western extent of the site is situated within the designated Whalley Conservation Area, the land upon which the building is located is situated outside of the aforementioned designation.

Proposed Development for which consent is sought:

Consent is sought for the change of use of the temporary holiday let back to annex accommodation, conversion of the existing garage into a habitable space and fenestration alterations to the existing garage/ annex building, including the replacement of the existing garage door with 1no. window opening. The proposal has been amended since initial submission following concerns raised by the Officer.

Principle of Development:

The proposed change of use of holiday let back to annex accommodation is acceptable in principle, given the original annex was only granted consent for use as a holiday let for a temporary period of five years. The proposed alterations to the existing detached garage/ annex building are also considered acceptable in principle subject to an assessment of the material planning considerations.

Visual Amenity/ External Appearance and Impact upon Character/appearance of Conservations Area:

The existing garage/ annex building is sited adjacent to the designated Whalley Conservation Area. With reference to making decisions on applications for development affecting the setting of a Conservation Area, Section 72 of the Planning (Listed Building 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."

Policy DME4 of the Ribble Valley Core Strategy state that *'proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance.'*

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy states that *'there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting'.*

The original scheme proposed a raising of the ridge height and incorporation of a new peak roof to the rear (eastern) elevation, construction of a new front porch and bay window and fenestration alterations including the replacement of the garage door with a new window opening and addition of 6no. windows to the rear elevation. The cumulative impact of these alterations was considered to result in the building no longer reading as a subservient outbuilding, instead appearing more akin to a separate residential dwellinghouse.

Following discussions with the Agent, the proposed works have been reduced, with the proposed roof alterations, front porch and bay window all removed from the scheme. The number of new openings to

the building has also been reduced. The amended scheme would comprise relatively modest fenestration alterations to the existing built form of the detached outbuilding and therefore it not considered the proposal would result in any significant adverse harm upon the existing visual amenities of the surrounding landscape or the setting of the designated Whalley Conservation Area that would warrant the refusal to grant planning permission in this particular instance. The amendments are therefore considered sufficient to address the aforementioned concerns, with the revised scheme deemed acceptable.

Impact Upon Residential Amenity:

The proposed fenestration alterations would not have a direct interface with any nearby residential receptors and would provide views primarily towards the private amenity space associated with the application property. As such, no new opportunities for direct overlooking or loss of privacy would be resultant and the proposal it considered acceptable with respect to impact upon residential amenity.

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raise no objection. The proposal will result in the removal of garage parking facilities for the dwelling; however, there are acceptable parking provisions retained within the existing driveway and as such, the effect of the development on the operation of the local highway network would be negligible. The proposal is therefore considered to be acceptable with respect to highway safety and parking.

Landscape/Ecology:

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 26th March 2025. The report concludes that no evidence was observed to suggest use of the building by nesting birds and no evidenced was recorded to suggest bats were roosting within the building, nor were any bats observed or recorded using the building for roosting. The property is considered to be of negligible potential for roosting bats and the survey efforts are considered reasonable to assess the roost potential of the building with no further survey work deemed necessary.

Given the lack of roosting potential, it was considered that the proposal, as originally submitted, would not risk negative impacts on roosting bats and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. As such, a Precautionary Method Statement and Reasonable Avoidance Measures was recommended in order to minimise or remove any potential disturbance to roosting bats.

The measures outlined within this section of the report would usually be secured by way of a planning condition, however as the amended scheme no longer involves any alterations to the roof of the building, this is not considered necessary in this particular instance.

It is noted that the existing building is located within close proximity to a number of mature trees. However, given the proposal relates primarily to fenestration alterations, it is not anticipated that the works would result in any direct impact upon these trees. Nevertheless, a condition has been attached to the accompanying decision notice requiring all retained trees to be protected during construction in accordance with BS

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

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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