


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	05/06/2025	Manager:	LH	Date:	5/6/25
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Application Ref:	3/2025/0218			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	13/05/2025	Site Notice:	13/05/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed 1.25m high garden wall and new gate piers set back 5.5m from highway (retrospective).
Site Address/Location:	Cherry Yate, Stoneygate Lane, Ribchester, PR3 3YN

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	Following amendments received to set back part of the wall from the highway to achieve visibility splays, the LHA recommend approval subject to conditions which require the applicant to amend the gateposts to a minimum of 5m behind the nearside edge of the carriageway, ensure the access is appropriately surfaced before its use and the provision of wheel washing facilities.
CONSULTATIONS:	Additional Representations.
No additional representations 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 Policy DMH5: Residential and Curtilage Extensions Policy DME1: Protecting Trees and Woodland National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The site is occupied by a detached farmhouse, located to the North of the Tier 2 Village of Ribchester, within the Open Countryside on the Eastern side of Stoneygate Lane. The site has a large residential curtilage, located to the South/Southeast of the dwelling. There is an existing access to the south of the site, where a grass verge runs adjacent to the highway, incorporating an ornamental tree.

It should be noted that the drawings have been amended prior to determination to correct errors in the height and location of the wall, as well as the addition of visibility splays.

Proposed Development for which consent is sought:

This application is for the retrospective permission for the erection of a 1.25 metre high garden wall and new gate piers. The dwelling previously had a part brick wall from the southern wall of the dwelling which extended down to a lower level and then a hedge which run parallel to the highway verge to the pre-existing access.

A stone wall has been erected in place of the existing wall which has been demolished as it was deemed unstable. The stone wall has a height of approximately 2.1 metres, descending down to approximately 1.25 metres for approximately 3 metres. A vehicular access has been created but has not been formally surfaced at this stage up to the highway. As the wall extends south, it has been located inwards to the site to extend around the tree. Two brick piers have been erected at a height of approximately 1.8 metres which are set back from the highway by approximately 5.5 metres. In addition, two curved stone walls with caps project forwards from the brick piers to the highway to a lowest height of approximately 1.15 metres. An area of turf has been created along the highway verge.

Following discussions with the highway authority, the drawings have been amended so that the splayed wall would be cut back approximately 750mm to behind the sightline as indicated on drawing ref: A4553-PL02 Rev C and the entrance to the access surfaced in tarmac.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- ‘1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible’*

The closest neighbouring residential properties to the development are ‘Styddlea’, located approximately 50 metres to the south of the access and ‘Knowle Hey’ and ‘The Loft Knowle Hey’ which are both located approximately 42 metres to the South-West of the site. Due to the nature of the works, it is not likely that there are any adverse impacts to neighbour amenity as a result of the development. There may be some increased comings and goings due to the upgrading of the vehicular access, however this is not considered to result in an unacceptable level of noise/disruption that would warrant refusal of the application.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy 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 on 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.

In addition, Policy DMG2 also states:

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

The development has resulted in the loss of hedgerow along the boundary with the highway and instead has been replaced with a stone wall. The wall is domestic in appearance and the erection of stone piers at a height of approximately 1.8 metres with two lower walls extending out towards the highway is more domestic in character and appearance when compared to the pre-existing timber gate. Notwithstanding this, the wall has been positioned so that a grass verge has been extended, which does somewhat create a greater sense of openness as the wall does not directly run adjacent to the highway for the entire stretch.

It is also noted the property to the South-West of the application site 'Knowle Hey' also has similar entrance gates/walls with brick piers. The colour of the brickwork would be similar in appearance to the permission granted at 'Knowle Hey' under planning ref: 3/2019/0817 and as such the development is not considered to be out of keeping with the character of the surrounding area.

There is no objection to the setting back of one of the splayed walls by approximately 750mm as this would have minimal impact visually.

It is considered that the size, scale, design and materials of construction, on balance are not obtrusive within the landscape due to their positioning within the site and overall, would have a neutral impact on the character and appearance of the surrounding rural countryside.

The proposal therefore accords with Policy DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The Highway Authority originally objected to the proposal due to the lack of visibility splays being achieved. The applicant notes that to the south, visibility is limited due to the presence of the neighbouring hedge, however following ongoing discussions between the LHA and the agent for the application, it has been agreed that the northern splayed wall would be cut back by approximately 750mm to achieve a suitable visibility splay. This can be secured by way of condition. In addition, they recommend a condition to ensure the access is appropriately surfaced and wheel washing facilities provided throughout construction. Whilst the majority of the works have been undertaken, it would not be unreasonable to include this condition, given that further works are required to remove the wall and provide additional surfacing to the access.

Subject to the above, the proposal is considered to accord with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

The loss of hedgerow is regrettable and it is considered that the installation of the new stone wall could have resulted in some harm to the roots of the existing tree and the proposed amended plans show that the tree crown extends beyond the new wall. Notwithstanding this, the tree is not protected by way of Tree Preservation Order so could be removed without consent and any damage to the roots of the tree would likely have already occurred as the application is retrospective.

As such, this would not warrant refusal of the application.

With regards to biodiversity net-gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

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.
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