


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	19/5/25	Manager:	LH	Date:	20/5/25
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Application Ref:	3/2025/0229			 <div>Ribble Valley Borough Council</div> <hr/> www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	18/4/25	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of single-storey extensions, replacement of a single-storey extension, replacement of windows and doors and external alterations.
Site Address/Location:	The Green, Gisburn Road, Bolton by Bowland, BB7 4NP.

CONSULTATIONS:	Parish/Town Council
Bolton-by-Bowland, Gisburn Forest & Sawley Parish Council:	Consulted 14/4/25 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to condition.
RVBC Countryside:	Consulted 14/4/25 – no response received.
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
Key Statement EN5: Heritage Assets
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF)

Relevant Planning History:

None.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two storey property sited within the defined settlement area of Bolton-by-Bowland within the Forest Of Bowland National Landscape and Bolton-by-Bowland Conservation Area. The application property comprises stone and rendered elevations, timber doors and windows and a slated cross gabled roof. The original property has historically been extended by way of two single storey lean-to extensions on its North-eastern elevation and a single storey lean-to and porch extension on its South-western elevation. Access to the application property is from Gisburn Road from the Northern side of the village's Easternmost village green, with the application property sharing its access with the Grade II Listed Building The Old Court House which lies just to the South-west of the application site. The application site lies at the Eastern end of Bolton-by-Bowland village 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 following works:

- Demolition of two single storey lean-to extensions from the application property's North-Eastern elevation and single storey lean-to and porch extension from the property's South-western elevation
- Construction of single storey lean-to extension to North-Eastern elevation of property
- Creation of a new ground floor window opening within North-western elevation of property and replacement of existing timber doors and windows with new timber doors and windows

Impact upon Character/appearance of Conservation Area:

The proposal site is situated within the Bolton-by-Bowland 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 *Bolton-by-Bowland Conservation Area Appraisal (2005)* identifies the village's numerous Listed Buildings as contributing towards the Conservation Area's special interest, with specific reference being made to St. Peter and Paul's Church, the Coach and Horses public house and The Court House. Further reference is made to Bolton-by-Bowland's two village greens (Stocks Green & the village green to the East of St. Peter and Paul's Church) and the meadow to the North of St. Peter and Paul's Church as contributing towards the special interest of the area. Numerous Key Views are identified on the Bolton by Bowland Conservation Area Townscape Appraisal Map with one of these being the North-eastwards view towards the principal elevation of The Old Court House and with the application property also identified as a Building of Townscape Merit. The Conservation Area Appraisal goes on to identify the continuing loss of original architectural details as being a threat to the area's historic character.

In this instance, the application property occupies a visually unobtrusive position within the Conservation Area by virtue of being set back approximately 70 - 80 metres from Gisburn Road to the rear of The Old Court House. As such, the proposed extension and alterations to the application property would not be publicly read in context with any of the Conservation Area's Listed Buildings, important spaces or Key Views. In addition, the single storey extension and replacement doors and windows proposed for the property would comprise of traditional materials (stone, slate, timber), with the removal of the more modern extensions from the property also offering a minor visual enhancement to the Building Of Townscape Merit.

Accordingly, it is considered that the proposed development as a whole would have a neutral impact upon the historic significance of the Conservation Area, with these works delivering a minor visual enhancement to the historic character of the application property. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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 single storey extension would be sited on the Northern side of the application property and as such would be entirely screened from the nearest neighbouring property of The Old Court House. In addition, analysis shows that the proposed alterations to the property's fenestration would not provide any new opportunities for overlooking towards The Old Court House or any other neighbouring properties.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. 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 & Impact upon setting of Grade II Listed Building The Old Court House:

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.'

Key Statement EN2 of the Core Strategy provides similar guidance:

'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.'

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

In addition, Key Statement EN5 of the Ribble Valley Core Strategy states:

'The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.'

Furthermore, Policy DME4 of the Core Strategy states:

'Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'

In this instance, the proposed extension would be a modest structure in terms of its height and footprint, with its outwards projection being considerably smaller than the existing lean-to extension to be removed, and with its North-eastern elevation aligned flush with the application property's original North-eastern elevation. In addition, the proposed extension would be detailed in stone and slate which would be in keeping with the vernacular of the host property. As such, the proposed extension would read as a subservient and congruent addition to the application property.

The property's three existing North-western ground floor windows would be replaced with a single new opening comprised of double patio doors and fixed side windows, with the new opening being centrally and symmetrically aligned underneath an existing first floor window and comprising a similar upper height and solid to void ratio to the existing three windows in place (albeit with the patio doors and side windows sited within one new singular opening). The proposed ground floor opening would therefore read as a proportionate and congruent addition to the property. In addition, all of the proposed replacement doors and windows would comprise a timber based design which would be wholly in keeping with the materiality of the property's existing doors and windows.

Furthermore, and as previously conveyed, the application property occupies a visually unobtrusive position to the rear of the Grade II Listed Building The Old Court House therefore the works proposed to the application property would not be publicly read in the context of The Old Court House. Moreover, the replacement of the property's existing doors and windows and removal of the later lean-to additions would deliver a minor visual enhancement to the character and appearance of the application property and its immediate surroundings.

Consequently, it is not considered that the proposed development would be harmful to the visual amenities of the area, historic character of the application property or setting of the Grade II Listed

Building The Old Court House. The proposal would therefore satisfy the requirements of Paragraphs 135 (c) and 189 of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statements EN2 and EN5 and Policies DMG1 and DME4 of the Core Strategy.

Highways and Parking:

LCC Highways have reviewed the proposal and have raised no issues with the proposed development with respect to access, vehicle parking provision or general highway safety. The LHA have made a request for a condition to be imposed with respect to construction management in the event of consent being granted in order to minimise disruption to the surrounding highway network. However this is not considered to meet the test of being reasonably necessary given the scale and nature of the development proposed. 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's existing lean-to extensions has potential implications with respect to disturbances to protected species therefore a bat scoping survey has been provided in support of the application. The results of the submitted survey acknowledge a moderate level of bat foraging habitat within the proximity of the application site however the application property was observed to have a negligible level of bat roost potential, with no current or historic evidence of bats observed on site. As such, no further survey work has been recommended however the submitted ecology report includes a method statement comprising numerous working practices and compensatory measures. Compliance with the aforementioned working practices and compensatory 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 a householder planning application.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity, the visual amenities of the area or historic character of the application property, Grade II Listed Building The Old Court House or Bolton-by-Bowland Conservation Area. Furthermore, the development as proposed does not raise any concerns with respect to 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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