


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>SK</b>	<b>Date:</b>	<b>6.6.25</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>6.6.25</b>
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<b>Application Ref:</b>	2025/0286			 <div>Ribble Valley Borough Council</div> <hr/> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div>
<b>Date Inspected:</b>	N/A	<b>Site Notice:</b>	16.5.25	
<b>Officer:</b>	Stephen Kilmartin			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Variation of condition 1 (approved plans) on planning permission 3/2018/0678 (for new two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping works) to allow an alternative design of garage.
<b>Site Address/Location:</b>	Club Farm Worston BB7 1QA

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No representations received in respect of the proposal.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways</b>	

The Local Highways Authority have raised no objection to the proposal, offering the following observations:

**Introduction**

*The Local Highway Authority (LHA) are in receipt of a variation of condition 1 (approved plans) on planning permission 3/2018/0678 (for new two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping works) to allow an alternative design of garage.*

**Condition 1**

*'The permission shall relate to the development as shown on Plan References: Design Proposal Specifications Drg No 18-200-06d received on 18/12/18. Design Proposal Visual Impact Drg No 18-200-05d received on 18/12/18. Design Proposal Rear Garden Drg No 18-200-04d received on 18/12/18. Design Proposal Front Garden Drg No 18- 200-03d received on 18/12/18. Design Proposal Design Concept Drg No 18-200 02d received on 18/12/18. Proposed Plan and Elevations Drg No 400 Rev A received on 18/12/18. Proposed Plans and Elevations Office and Garage Drg No 500 Rev A received on 18/12/18.*

**Highway Comments:**

*The LHA has reviewed the submitted documentation, including the previously agreed plans under application 3/2018/0678 and the amended garage meets the recommended minimum internal dimensions for a double garage which is 6m in length and 6m wide. As such the Highway Development Control Section of Lancashire County Council has no objections to the variation of conditions 1.*

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received in respect of the proposal.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1 – Development Strategy  
Key Statement DS2 – Sustainable Development  
Key Statement DMI2 – Transport Considerations  
Key Statement EN5 – Heritage Assets

Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMG3 – Transport & Mobility  
Policy DME1 – Protecting Trees and Woodland  
Policy DME2 – Landscape and Townscape Protection  
Policy DME3 – Site and Species Protection and Conservation  
Policy DME4 – Protecting Heritage Assets

National Planning Policy Framework (NPPF)  
Worston Conservation Area Appraisal

**Relevant Planning History:****2019/1017:**

Application for non-material amendment from planning permission 3/2018/0678 to include minor amendments to external openings. (Approved)

**2018/0678:**

New two storey extension to side and conversion of attached barn to existing residential dwelling; demolition of outbuildings and erection of garaging/office/store. Modification of access and landscaping work. (Approved)

**2018/0108:**

Complete removal of T1 Sycamore due to deteriorating structure, in danger of falling onto buildings or blocking road. (Approved)

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

The application relates to an existing residential dwelling towards the western extents of and being located within the designated Worston Conservation Area. The property is bounded to the west by the A59 and to the east by a number of existing residential dwellings.

**Proposed Development for which consent is sought:**

The application seeks consent for the variation of condition 1 of planning permission 3/2018/0678. In this respect the submitted details seek to vary the design and configuration of the previously approved detached double garage building.

The details submitted in support of the application will result in the garage benefitting from an increased footprint from 8.5m by 6.7m to that of 9.6m by 7m, with an external veranda area being accommodated on the north-east elevation in-lieu of the previously approved log-store. The revised structure will also benefit from a double garage door arrangement in-lieu of the previously approved single door configuration. The ridge height of the structure will remain largely commensurate with that which has already been approved with only a marginal increase in height.

### **Impact upon Character/appearance of Conservations Area:**

The application site lies within the designated Worston Conservation Area. As such, in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of such assets. In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from proposed development(s).

In this respect Key Statement EN5 states that:

*There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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.*

*This will be achieved through:*

- *Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

#### **1: CONSERVATION AREAS**

*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 and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

*In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.*

#### **2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST**

*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. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.*

Policy DMG1 is also engaged in parallel with Key Statement EN5 and Policy DME4 insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state:

*In determining planning applications, all development must:*

#### **DESIGN**

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABI/English Heritage building in 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.*

#### **AMENITY**

- 1. Not adversely affect the amenities of the surrounding area.*

#### **ENVIRONMENT**

- 3. All development must protect and enhance heritage assets and their settings.*

#### **Assessment of Impacts:**

The application seeks consent for the variation of condition 1 of planning permission 3/2018/0678. In this respect the submitted details seek to vary the design and configuration of the previously approved detached double garage building.

The details submitted in support of the application will result in the garage benefitting from an increased footprint from 8.5m by 6.7m to that of 9.6m by 7m, with an external veranda area being accommodated on the north-east elevation in-lieu of the previously approved log-store. The revised structure will also benefit from a double garage door arrangement in-lieu of the previously approved single door configuration. The ridge height of the structure will remain largely commensurate with that which has already been approved with only a marginal increase in height. The rear roofslope would include three rooflights however this is no different to the originally approved plan.

Given the limited extent of deviation from the previously approved garage structure, it is not considered that the revised garage design will result in any additional adverse material impacts upon the character or visual amenities of the Worston Conservation Area.

As such, taking account of the above matters, it is not considered that the proposed development raises any significant direct conflict(s) with Key Statement EN5 or Policies DMG1 and DME4 of the Ribble Valley Core Strategy in respect of measurable adverse impacts upon the character or visual amenities of the designated Worston Conservation Area.

#### **Impact Upon Residential Amenity:**

The application seeks consent for the variation of condition 1 of planning permission 3/2018/0678. In this respect the submitted details seek to vary the design and configuration of the previously approved detached double garage building.

The details submitted in support of the application will result in the garage benefitting from an increased footprint from 8.5m by 6.7m to that of 9.6m by 7m, with an external veranda area being accommodated on the north-east elevation in-lieu of the previously approved log-store. The revised structure will also benefit from a double garage door arrangement in-lieu of the previously approved single door configuration. The ridge height of the structure will remain largely commensurate with that which has already been approved with only a marginal increase in height.

Taking account of the location of the structure insofar that it does not benefit from any direct relationship with existing nearby residential receptors other than the dwelling to which it relates, it is not considered that the proposal will result in any measurable adverse impacts upon existing nearby residential amenities by virtue of a loss of light nor overbearing impact.

As such and in respect of the above, it is not considered that the proposal will result in any significant direct conflicts with Policy DMG1 in respect of adequate standards of residential amenity nor is it considered that the proposal will result in measurable detrimental impact(s) upon nearby residential amenities.

#### **Visual Amenity/External Appearance:**

The application seeks consent for the variation of condition 1 of planning permission 3/2018/0678. In this respect the submitted details seek to vary the design and configuration of the previously approved detached double garage building.

The details submitted in support of the application will result in the garage benefitting from an increased footprint from 8.5m by 6.7m to that of 9.6m by 7m, with an external veranda area being accommodated on the north-east elevation in-lieu of the previously approved log-store. The revised structure will also benefit from a double garage door arrangement in-lieu of the previously approved single door configuration. The ridge height of the structure will remain largely commensurate with that which has already been approved with only a marginal increase in height. The rear roofslope would include three rooflights however this is no different to the originally approved plan.

Given the limited extent of deviation from the previously approved garage structure, it is not considered that the revised garage design will result in any additional adverse material impacts upon the character or visual amenities of the immediate or wider area, with the garage structure remaining sympathetic and responding positively to the character of the existing dwelling to which it relates.

Taking account of the above, it is not considered that the proposal will result in any significant direct conflicts with Policy DMG1 insofar that there will be no measurable significant harm to the character or visual amenities of the area, that in isolation would warrant the refusal to grant planning consent to vary condition 1 of planning permission 3/2018/0678.

#### **Highways and Parking:**

The Local Highways Authority have raised no objection to the proposal stating that *'the LHA has reviewed the submitted documentation, including the previously agreed plans under application 3/2018/0678 and the amended garage meets the recommended minimum internal dimensions for a double garage which is 6m in length and 6m wide. As such the Highway Development Control Section of Lancashire County Council has no objections to the variation of conditions 1'*

As such and in the absence of any concerns having been raised by the Local Planning Authority, it is not considered that the proposal would result in any significant measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure is brought forward to accommodate development.

**Landscape/Ecology:**

The proposed variation will not result in any direct impacts upon existing trees, hedgerow or any existing on-site habitat, as such, taking account of the limited remit of the application, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy. The application is exempt from the mandatory BNG requirement, as the original permission pre-dated the date of this legislation coming into effect.

**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 the proposed variation to condition 01 of permission 3/2018/0678 be approved.