


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	18/07/25	Manager:	KH	Date:	22/07/25
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Application Ref:	3/2025/0288			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	07/05/25	Site Notice:	N/A	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed detached garden room to rear and changes to land levels.
Site Address/Location:	2 Northcote Park, Langho, BB6 8FB.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No representation 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

National Planning Policy Framework (NPPF)

Relevant Planning History:

No planning history relevant to the determination of this application.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey residential dwellinghouse at no.2 Northcote Park. The property benefits from an existing detached double garage and is located within the defined settlement area of Langho. The surrounding area is predominantly residential in character, comprising numerous detached dwellings which form part of a recently constructed housing development.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed detached garden room to the rear of the property. The scheme has been amended since initial submission, with the revised building measuring 6.5m by 6.5m. A mono-pitch roof form would be incorporated with a maximum height of 3.8m and the external elevations would be finished in composite cladding.

As part of the overall development, the land level of the property's rear garden area is also proposed to be reduced by a maximum of 1.2m.

Principle of Development:

The application relates to a domestic outbuilding sited within the curtilage of an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The proposed development would remain in excess of 20m from nearby residential properties and the proposed openings would provide views primarily towards the private amenity space associated with the application property. As such, it is not anticipated that the proposed works would result in any measurable undue harm upon nearby residential receptors by way of overshadowing, loss of outlook, daylight or privacy.

Visual Amenity/External Appearance:

Paragraph 135 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.'

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity, and nature as well as scale, massing, style [and] 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.'

The original scheme comprised a sizeable, detached outbuilding measuring 13.5m by 6.5m with a maximum height of 3.8m. However, the structure was considered overtly large and excessive for a detached incidental outbuilding, insofar that the size and scale of the proposed building would not be visually reflective of its secondary nature to that of the domestic functions of the host property.

Following discussions with the applicant, the footprint of the building has been reduced to measure 6.5m by 6.5m. While the 3.8m height remains, it is understood the structure would primarily serve as a golf simulator which necessitates the height proposed in order to provide enough space for the swing of a golf club. Taking account of the intended use of the building and given the proposal would not be afforded a high level of visibility from the adjacent public realm being visually screened by the property's existing detached double garage, the proposed amendments are considered sufficient to address the aforementioned concerns. The proposed materiality of the building and land level changes are also considered acceptable in this particular instance.

On balance, it is therefore not anticipated that the amended scheme would result in any significant detrimental harm upon the visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission.

Highways and Parking: No highway relates issues have been identified with respect to the proposed development.	
Landscape/Ecology: It is noted that there are a number of mature trees sited adjacent the western boundary of the site, on land associated with the residential property known as Langholme. The application has been subject to review by the Council's Countryside Officer, who has confirmed that the due to recent tree removal works at Langholme, there are no longer any trees within influencing distance of the proposed development. As such, the proposal is considered acceptable with respect to impact upon trees. The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements 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, the application is recommended for approval.	
RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.