


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	28/07/2025	Manager:	LH	Date:	29/7/25
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Application Ref:	3/2025/0292			 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	28/05/2025	Site Notice:	28/05/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement dwelling, annexe and garage to include link extension and pergola above garage. Creation of new vehicular access
Site Address/Location:	Mellor House, Primrose Lane, Mellor, Blackburn, BB1 9DN.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to the imposition of conditions.
RVBC Countryside Officer:	It is considered unlikely that significant or low conservation value roosts are present within the building, however given the building offers low potential and the opportunistic nature of Pipistrelle bats it is recommended that proposed works are carried out under supervision of the licenced ecologist and in accordance with the recommendations of the Method Statement and Reasonable Avoidance Measures therefore a planning condition worded as such should form part of any planning permission.
RVBC Environmental Health Officer:	No objection subject to conditions relating to hours of construction and control of construction noise/nuisance

CONSULTATIONS:	Additional Representations.
1 no. representation has been received in support of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement DMI2: Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DMH3: Dwellings in the Open Countryside and AONB Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
Relevant Planning History:

3/2024/0905

Proposed extension and remodelling of existing dwelling including demolition of existing conservatory, erection of rear extensions, conversion of existing outbuilding to annexe with link extension, demolition and replacement of existing garage with pergola above. Alterations to existing window and door openings and creation of new vehicular access.

Approved with Conditions

3/2002/0105

Single room extension to side of property

Approved with Conditions

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

The application relates to a detached two-storey dwellinghouse known as Mellor House, situated to the eastern side of Primrose Lane in Mellor. The property comprises natural stone, brickwork and render to the external elevations, natural slate roof tiles and uPVC and timber windows, and has an existing single storey side extension and a number of detached outbuildings within the curtilage. The site to which the proposal relates is located within the Open Countryside, approximately 760m north-east of the defined settlement area of Mellor. The main road and part of the front of the site is also at risk of Surface Water flooding.

Proposed Development for which consent is sought:

Planning permission is sought for the demolition of the existing dwelling and outbuildings and the replacement of the buildings. The supporting statement indicates that the proposed development would match the consented scheme, granted under planning ref: 3/2024/0905, however the applicant now wishes to demolish and re-build the dwelling to produce an environmentally responsible dwelling.

The resultant scheme would be the same as the consented and would see the demolition of the existing conservatory and would include a new two-storey and single storey rear element, the demolition and re-build of the outbuilding to be used as an annexe, the demolition and replacement of the existing garage with pergola above, alterations to the window and door openings and creation of a new vehicular access. An open sided canopy would also be constructed between the main dwelling and the annexe outbuilding.

In addition, the existing pedestrian access would be removed and the existing vehicular access altered to provide a new pedestrian access. A new vehicular access would be created to the south-east of the annexe outbuilding.

Principle of Development:

The proposal is for a replacement dwelling within the Open Countryside, where Policy DMH3 is of relevance.

This Policy states that allow for:

The rebuilding or replacement of existing dwellings subject to the following criteria:

- *the residential use of the property should not have been abandoned.*
- *there being no adverse impact on the landscape in relation to the new dwelling*
- *the need to extend an existing curtilage.*

Extensions and alterations to the property have recently been granted and as such, it is not considered that the residential use has been abandoned. An assessment against the remaining criteria shall be made later in this report, however the proposal would represent a replacement dwelling and as such there is no net gain or loss of residential development.

The principle of development is therefore considered acceptable subject to other material considerations.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that:

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 proposed development would be sited approximately 60m away from the nearest residential receptor at no.1 Saccary Lane. Given this separation distance, it is not anticipated that the proposal would result in any measurable undue impact upon the existing amenities of any nearby residents by way of adverse overshadowing, overlooking, overbearing impact or loss of light.

Given the development would now be for a replacement dwelling, it would not be unreasonable to restrict the hours of construction and construction delivery times to ensure there would be no harm to the amenity of neighbouring properties by reason of unacceptable noise pollution.

Visual Amenity/External Appearance:

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.'

"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 resultant scheme would be the same as previously approved. Concerns were previously raised regarding the footprint of the rear extensions however it was considered that as they would replace an existing reward projecting structure and would not appear an overtly incongruous or over dominant addition when read in context with the existing built form and associated curtilage, it was considered acceptable on design grounds.

As the replacement outbuildings, garage, alterations to the main dwelling to include different fenestration and the link canopy extension, were previously considered to be acceptable, subject to a condition that the

development is implemented with the materials outlined in the application form, the design and layout of the replacement buildings are considered to be acceptable.

The annexe building would provide ancillary accommodation with a functional link with the main dwelling for shared meals and as such, would comply with Policy DMH5 of the Ribble Valley Core Strategy.

Taking account of the above, it is not considered that the proposed works would result in any significant adverse impact upon the existing visual amenities of the immediate or wider locality that would warrant the refusal of the application.

The proposal therefore accords with Paragraph 135 of the NPPF and Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objections subject to conditions.

The existing vehicle access is to be removed, and a new vehicular access created onto Primrose Lane. The LHA reviewed the proposed access arrangements as part of the previous application, 3/2024/0905, to which it was found to be acceptable. They note that the reinstatement of the carriageway edge at the existing access point along with the creation of the new vehicle crossing at the proposed access point, would need to be undertaken as part of an appropriate legal agreement under the 1980 Highways Act with Lancashire County Council.

The LHA has reviewed the proposed site plan drawing number 20, Revision B and are aware that the dwelling complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan and has at least 3 off-street parking spaces within the proposed driveway. There is also room to turn within the site and leave in a forward gear and whilst the proposed garage does not meet the LHA recommended minimum internal dimensions for a single garage size which is 6m in length and 3m wide, there is sufficient parking elsewhere within the site with room to turn within the site and leave in a forward gear.

Taking account of the above, the LHA are of the opinion that the proposed development would not have a significant impact upon highway safety or capacity in the immediate vicinity of the site subject to the imposition of conditions, including the submission of a Construction Traffic Management Plan.

Landscape/Ecology:

A Bat Survey Report has been submitted with the application, dated 5th August 2024.

A preliminary bat roost assessment survey was carried out on 19th June 2024. The buildings, when assessed in combination with location and surrounding habitat, was observed to have a low level of bat roost potential. An emergence survey carried out on 29th July 2024 also recorded no bats emerging from the buildings.

Given the results of the emergence survey, it is considered unlikely that significant or low conservation value roosts are present within the building, however given the buildings offer low potential and the opportunistic nature of Pipistrelle bats it is recommended that the proposed works are carried out under supervision. The measures contained within the method statement and reasonable avoidance measures should therefore be secured by way of planning condition as per the approved scheme.

An Arboricultural Impact Assessment has also been submitted with the application, as per the approved scheme. A tree survey identified six individual trees, eight groups of trees and three hedges with potential to be impacted by the works. The proposed development would also require the removal of two C-category trees, two C-category groups and part of a C-category hedge, as per the previous scheme. Whilst the proposal would now involve more demolition works, the development is not located within any of the RPA's of trees to

be retained. In addition, it was previously considered that the site can accommodate new trees and hedge planting on order to compensate for the development-related losses and should again, be secured by way of planning condition. A condition should also be attached to ensure that all tree works/ tree protection is carried out in accordance with the Arboricultural Impact Assessment, Tree Removal Plan and Tree Protection Plan.

As the application is proposed as a self-build dwelling and a legal agreement to secure this has been signed and submitted, it would benefit from the mandatory BNG exemption rules.

Other matters:

Flood risk

The road and new access point is at high risk of surface water flooding and flood levels or mitigation measures have submitted as part of the Flood Risk Assessment. Nonetheless, it should be noted that there is an extant permission for the new access which would be a realistic fall-back position and could be implemented. As such, it would be unreasonable to request further information in relation to flood risk as part of this application, given the scheme is for a very similar development, albeit a replacement dwelling rather than re-modelling.

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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