

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	18/07/2025	Manager:	LH	Date:	21/7/25
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Application Ref:	3/2025/0300			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/05/2025	Site Notice:	28/05/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement windows, additional velux windows, alterations to window opening to form new door, provision of pigeon hole vents to gable wall. Glazed link to and conversion of garage to art studio, infilling of door and replacement of vehicular door. Installation of Air Source Heat Pumps and acoustic/absorbative screening.
Site Address/Location:	The Barn, Preston Road, Longridge, PR3 3BL

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways	No objection – the proposal would not have a significant impact on highway safety of capacity.
Cadent Gas:	No objection
Health & Safety Executive:	Does not advise against the granting of planning permission
RVBC Environmental Health Officer:	Concerns were raised regarding the noise levels being excessive adjacent to the property known as 'The Stables'.
RVBC Countryside Officer:	Recommends the inclusion of a bat informative to advise the applicant that in unlikely event of bats or their roosts being exposed or vulnerable to harm, to suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately from a licenced ecologist to recover any bats / safely remove them from site.

CONSULTATIONS:	Additional Representations.
No 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 DMG3: Transport & Mobility
Policy DMH5: Residential and Curtilage Extensions
Policy DME1: Protecting Trees and Woodlands

Policy DME3: Site and Species Protection & Conservation
Policy DME6: Water Management

National Planning Policy Framework (NPPF)
Adopted Longridge Neighbourhood Development Plan

Relevant Planning History:

3/1992/0220

Change of use/conversion of redundant barn to form one detached dwelling house.
Approved with Conditions

3/2005/0743

Proposed garage extension to house dormobile including minor adjustment to residential curtilage.
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site comprises a converted barn located within the Open Countryside, outside the settlement boundary of Longridge. The site is accessed off Preston Road by a private track which also serves Public Footpath FP0302108. Part of the site is also at risk of surface water flooding and the site is located within the adopted Longridge Neighbourhood Plan Area.

The barn also has a detached garage building.

Proposed Development for which consent is sought:

The proposed development is for a number of alterations and a small extension to the existing dwelling. The development has been amended prior to the determination of this application and now includes the replacement of existing uPVC windows with timber. To the South-West elevation, one ground floor window would be replaced with a stable type door and 1 no. rooflight would be inserted into the roof slope.

To the South-East elevation, glazed 'Pidgeon' holes randomly spaced within the gable would be inserted. To the North East elevation of the main house, one ground floor opening would be replaced with a fixed vertical timber door, 1 no rooflight would be inserted into the roof slope and the existing rooflight would be re-located. In addition, the existing glazed screen and door would be replaced. An ASHP is also proposed along the North-Western site boundary with an acoustic/absorbative screen surrounding the pump and also located to behind to reduce any vibrations.

Part of the garage would also be converted to a studio with external alterations to include the replacement of the garage door with frameless glazing and the blocking up of a small pedestrian door and replacement with stonework. A narrow, flat roof glazed link with a height of approximately 2.2 metres in height by approximately 1.8 metres wide would also be constructed to link the studio/garage to the main dwelling.

Principle of Development:

The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations.

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’*

Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:

Have no significant adverse impact on residential amenity for existing and future residents;

The Environmental Health Officer had originally raised concerns regarding the potential noise impact from the Air Source Heat Pump which is located adjacent to the property known as ‘The Stables’. As such, an acoustic/absorptive screen has now been provided adjacent to the proposed ASHP which is considered to provide sufficient mitigation to reduce any adverse noise impact resulting from the unit.

There are no other constraints identified that would result in any adverse impact by way of loss of light, overshadowing, overlooking or overbearing impact that would harm the amenities of the adjacent residential properties and the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

Visual Amenity/External Appearance:

Policy LNDP3 of the adopted Longridge Neighbourhood Plan states that:

All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.

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.’

In addition, Ribble Valley Core Strategy Policy DMG2 states that:

‘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’.

Lastly, Policy DMH5 states that:

‘Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located’.

The drawings have been amended to reduce the number of rooflights, remove the proposed ‘picture’ window, replace one of the windows with a stable door and include an acoustic screen around the proposed Air Source Heat Pump.

It is noted that the existing windows are not original features and therefore the change from uPVC windows to timber is considered an improvement and would be more appropriate to the character of the barn, subject to a condition securing their colour. The proposed rooflights have been reduced so that there are now 2 no.

on each roof slope which is considered to be acceptable. In addition, some of the timber proposed to the outbuilding has been removed from the scheme and replaced with stonework which is more in keeping with the existing barn. Whilst the glazed link is a modern addition to the site, it is narrow and of a fairly modest height and as such, would not be highly visible from the public realm. The glazed 'Pidgeon' holes which would be inserted to both gables are considered appropriate in appearance and are common features of rural stone built barns. Whilst the proposed stable door is modern and not a historic feature, this would be sited to the rear of the building and would not harm its character overall.

Lastly, the conversion of part of the garage to a studio is considered to be acceptable and would remain as part of the same planning unit, incidental to the main dwelling. The use as incidental can be secured by way of planning condition, if permission were to be granted.

Overall, the proposed extensions and alterations are considered to accord with Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

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 proposal would result in the loss of garage parking space with only one remaining. The Local Highway Authority notes that this garage is sufficient to provide 1 no. parking space and cycle storage. They consider 2 no. parking spaces should be provided for a dwelling with three bedrooms but one additional could be provided within the curtilage of the dwelling. One can be provided in the retained single garage with room for at least one further space within the curtilage. However, to ensure that adequate parking and manoeuvring is retained the highway authority recommends that the use of the studio is restricted to ancillary uses only.

As such, the proposal is considered to accord with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy, subject to the above condition.

Landscape/Ecology:

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.

Whilst the proposal would unlikely harm protected species as the property is considered to be of negligible potential for roosting bats, the submitted bat survey recommends a number of precautionary measures and a method statement to ensure the proposed works would not harm protected species, including the installation of two compensatory bat boxes prior to the commencement of works.

Flood Risk/Drainage:

The flood risk assessment submitted indicates that the site is at low risk of surface water flooding. The flood map for planning has been updated since the application was validated and the area where the small extension is proposed is now at high risk of surface water flooding. The agent for the application has confirmed that the

floor levels of the development would be no lower than the existing which would help to mitigate any flood risk.

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 condition(s).
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