


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

<b>Signed:</b>	<b>Officer:</b>	KH	<b>Date:</b>	18/06/25	<b>Manager:</b>	LH	<b>Date:</b>	19/6/25
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<b>Application Ref:</b>	3/2025/0329			 <p>Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></p>
<b>Date Inspected:</b>	N/A	<b>Site Notice expired:</b>	28/05/25	
<b>Officer:</b>	KH			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Variation of condition 2 (approved plans) and 14 (windows to be retained in timber) on Prior approval under Class Q(a) and (b) for the proposed change of use of an agricultural building to one two-storey dwelling 3/2024/0198.
<b>Site Address/Location:</b>	Pinfold Farm Preston Road Ribchester PR3 3YD

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Ribchester Parish Council:</b>	No response.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
None.	

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p>Schedule 2, Part 3, Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) Order 2015.</p> <p>National Planning Policy Framework (NPPF)</p> <p>Planning practice guidance: Flexible options for planning permissions</p>
<b>Relevant Planning History:</b>
<p>3/2024/0198 – Prior Approval under Class Q(a) and (b) for the proposed change of use of an agricultural building to one two-storey dwelling – Granted subject to conditions.</p> <p>3/2022/1180: Demolition of an agricultural buildings (with class Q consent for residential) and erection of a new dwelling – Refused – Appeal Dismissed.</p> <p>3/2021/1271: Proposed demolition of agricultural buildings, erection of a detached dwelling and garage. Refused.</p> <p>3/2021/0096: Prior Notification: Proposed change of use from agricultural building to one dwelling and associated operational development. Refused. Appeal Allowed - APP/T2350/W/21/3274371.</p>

3/2021/0083: Proposed demolition of concrete block and timber agricultural building under a box profile roof. Approved.

3/2020/0855: Proposed change of use from agricultural building to one dwelling and associated operational development. Refused.

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates an agricultural building located off, and to the north-east of Preston Road, Ribchester. The application site is located outside of any defined settlement boundaries sited on land designated as open countryside.

The area is largely agricultural in character, being of a relatively open aspect save that for sporadic cluster of built-form, the majority of which is residential in nature.

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

Planning consent was granted as part of application 3/2024/0198 for the conversion of an existing agricultural building to form one two storey unit of residential accommodation under Schedule 2, Part 3, Class Q (a) and (b) of the Town and Country Planning (General Permitted Development) Order 2015.

Consent is sought for design amendments to the external fenestration original consent granted which are summarised as follows:

- Three additional windows in the southeast elevation at ground floor, one serving the boot room and two the sitting area;
- Removal of door in the rear elevation at first floor serving the landing;
- Removal of a window in the north elevation at ground floor serving the utility;
- Additional window in the south elevation at first floor serving the stairs;

There are also changes to the internal layout including reconfiguring bathrooms and bedrooms at first floor and the boot room, pantry, utility and shower room at ground floor and the removal of the playroom and provision of additional storage.

It is also proposed to change the window material (condition 14) from timber to aluminium.

Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2024/0198 with revised plans submitted as part of this S73 application. Case Law supports a s73 application to be made where minor alterations are proposed to an existing Prior Approval consent.

##### **Principle:**

Having regard to the previously approved prior approval scheme and the external works permitted to facilitate the conversion of the building to residential use, it is considered that the proposed changes would fall within the scope of that previous approval and amount to a minor material amendment.

##### **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'.*

The changes proposed to the existing consent include three additional windows to the southeast elevation at ground floor and one additional window in the south elevation at first floor.

Additional changes proposed to the original consent include the removal of a door at first floor and the removal of a window at ground floor

The changes in materials for the windows are appropriate for the design of building approved and its location.

Whilst these features would be visible changes, their implementation (and omission) would not amount to a fundamental change in design and external appearance with respect to the originally approved development.

Taking account of above, it is considered that the changes proposed to the development originally approved would not result in harm to the visual amenities of the immediate or wider area. The proposed development does therefore satisfy the requirements of Paragraph 135 (c) of the NPPF.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed variation to condition 2 and condition 14 of prior approval 3/2021/0954 is considered acceptable on the basis that the changes proposed are considered to amount to a minor material amendment to the development approved and it is not considered that these changes would result in any harm to the visual amenities of the immediate or wider area.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That the application be approved.
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