


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	14/07/2025	Manager:	SK	Date:	18.7.25
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Application Ref:	2025/0349			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	13/06/2025	Site Notice:	13/06/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single storey side extension and internal alterations (pursuant to variation of condition 2 (plans) on permission 3/2024/1028).
Site Address/Location:	Apple Tree Cottage, 4 Orchard Cottages, Branch Road, Waddington BB7 3HR.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.
CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME4: Protecting Heritage Assets
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2013/0319: Application for the removal of condition no. 10 (occupancy period) of planning permission

3/2002/0905P, to allow the holiday cottages to be used as permanent residential accommodation. – Approved with conditions.

3/2002/0905: Proposed construction of 4no. Holiday cottages with associated external works. – Allowed on appeal.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached residential property in Waddington, one of four, two storey cottages built in the 2000's within a small cluster of development behind the Waddington Arms. The cottage consists of natural coursed random stone, welsh slate roof with timber framed windows. The site location is within the settlement boundary of Waddington, accessed via a small track off Branch Road. In addition, the site location falls within Waddington Conservation Area.

Proposed Development for which consent is sought:

The application seeks to vary consent 3/2024/1028 which was for the erection of a single-storey side extension to accommodate extended living space. The application also included various fenestration alterations to the front, side and rear of the property and a new parking area. The variation in question relates to the approved plans (condition 2) to accommodate a change in the scale of one window opening and the relocation of the approved parking area.

Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2024/1028 with revised plans submitted as part of this S73 application.

Impact upon Character/appearance of Conservations Area and Visual Amenity:

Policy DME4 of the Ribble Valley Core Strategy states that *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.*

Furthermore, Policy DMG1 of the RVCS states that

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

The site location falls within Waddington Conservation Area which is characterised by a varied and lively architectural mix, harmonised by the homogenous use of building materials which mostly includes natural stone and Welsh slate as detailed in the conservation area appraisal. Published in 2005, this assessment pre-dates the construction of the cottages and therefore the application property does not appear within the appraisal and consequently receives no designation. Despite this, it achieves a traditional style through form and detailing which includes coursed natural stone, timber windows and doors as well as other traditional features including pointed verges, gutters on brackets and quoin stone detailing. The collection of properties is recognised for their simple, linear formation.

In respect to the proposed alteration to the first-floor window in the side elevation, the size alteration is marginal and will not have a significant impact on the character of the property. The window size is reflective of the remainder of the windows on the property and will therefore integrate sufficiently.

The proposed parking area has been altered so that both spaces sit parallel to the western side boundary of the application site. This is not considered to have an adverse impact from a visual perspective. The

proposed stone wall boundary treatment to the front of the curtilage is considered in keeping with the surrounding area.

Impact Upon Residential Amenity:

There is no adverse impact on residential amenity expected resultant of the proposed changes.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal and raise no objection subject to conditions relating to the implementation of the proposed parking spaces. There have been no issues raised with the amended parking arrangement, and it is considered to comply with parking standards.

Landscape/Ecology:

BNG.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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 that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.