


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	06/08/2025	Manager:	LH	Date:	6/8/25
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Application Ref:	3/2025/0362			 <div>Ribble Valley Borough Council</div> <div>www.ribblevalley.gov.uk</div>
Date Inspected:	28/05/2025	Site Notice:	28/05/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				
				REFUSAL

Development Description:	Proposed two storey side extension, modification of an existing window opening to form a new front entrance door, installation of solar panels and air source pump.
Site Address/Location:	The Old Dairy, Whitewell Road, Cow Ark, Clitheroe, BB7 3DG

CONSULTATIONS:	Parish/Town Council
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CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection – the development would not likely have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.
RVBC Environmental Health Officer:	No objection on noise grounds. Other conditions recommended in relation to construction delivery times and control of construction dust/noise/vibration/fumes.
RVBC Countryside Officer	The Countryside Officer notes that there is no evidence to suggest use by bats or nesting birds. Bat boxes to be installed as per recommendations and mitigation to provide roosting potential for the local bat population and that the Precautionary Method Statement and Reasonable Avoidance Measures are fully adhered to.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

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

Key Statement DS1: Development Strategy
 Key Statement DS2: Sustainable Development
 Key Statement EN2: Landscape
 Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
 Policy DMG2: Strategic Considerations
 Policy DMG3: Transport & Mobility
 Policy DMH5: Residential and Curtilage Extensions

Policy DME1: Protecting Trees And Woodland
Policy DME3: Site and Species Protection & Conservation
Policy DME4: Protecting Heritage Assets

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2008/0679

Internal and External Alterations to Garage.
Approved with Conditions

3/2008/0680

Internal and External Alterations to garage (Listed Building Consent).
Approved with Conditions

3/2002/0664

PROPOSED ALTERATIONS AND EXTENSION TO EXISTING APPROVED DETACHED GARAGE (APPROVED UNDER 3/01/0887)
Approved with Conditions

3/2001/0887

ALTERATIONS TO APPROVED BARN CONVERSION SCHEME 3/00/0651; EXTEND OUTBUILDING AND RELOCATE GARAGE SPACE SERVING DWELLING 2 AND FORM SNUG ACCOMMODATION IN LIEU OF ABOVE
Approved with Conditions

3/2000/0881

ALTERATIONS AND EXTENSIONS OF FARMHOUSE AND GARAGE ALTERATIONS. CONVERT BARN INTO 3 NO. DWELLINGS WITH GARAGES AND DETACHED STABLES. NEW SEWERAGE TREATMENT PLANT & SOAKAWAY (LISTED BUILDING CONSENT)
Approved with Conditions

3/2000/0651

CONVERSION OF BARN INTO 3 NO. RESIDENTIAL DWELLINGS. NEW DETACHED STABLE BLOCK AND USE EXISTING OUTBUILDINGS AS GARAGE. ASSOCIATED EXTERNAL WORKS & GARDEN AREAS, NEW SEWERAGE TREATMENT PLANT
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The site is occupied by an existing two storey barn conversion. The building forms part of a complex of buildings that are sited within the setting of the Grade II Listed Lees House Farm which lies to the North-West of the building. The site also lies within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

The proposed development is for the erection of a two-storey side extension. The side extension would be slightly set back from the front wall of the property and would have a width of approximately 4 metres and a length of 7.8 metres. The extension would have a catslide roof with a low eaves height at the front and a higher eaves height to the rear, in line with the existing eaves height of the main dwelling. The extension would be brick built with a slate roof and would have 3 no. rooflights to the front, sliding doors to the side

elevation and a first-floor window, as well as a covered ground floor patio area underneath the first floor. To the front elevation of the main dwelling, the existing window sill would be enlarged to create a new front door. To the rear elevation, a rooflight and solar panels (3m x 4m) would be inserted to the rear roof slope. In addition, there is an existing garage located to the south of the building which also has solar panels proposed to the western roof slope. An Air Source Heat Pump is also proposed to the front of the garage.

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 and compliance with the Ribble Valley Core Strategy and the National Planning Policy Framework.

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’*

Due to the siting of the proposed extension, in relation to the properties ‘The Stables’ and ‘Iron Forge’, it is not likely that this would result in any detrimental loss of light, overshadowing or overbearing impact. In addition, ‘Lees House’ which is located to the South-East of the application site would not likely be overlooked due to the separation distance of over 50m.

The Environmental Health Officer has provided comments on the scheme and notes that the Air Source Heat Pump would meet the permitted development requirements and as such, would not result in any excessive noise levels.

Taking into account the above, the proposal is not considered to result in any adverse impact on the amenities of neighbouring properties in accordance with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance and Heritage Impacts:

Key Statement EN2 of the Ribble Valley Core Strategy states:

‘The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials’.

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:

'In protecting the designated Area Of Outstanding Natural Beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications'

In addition, Policy DMH5 of the Ribble Valley Core Strategy states that:

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'.

With regards to heritage considerations, Key statement EN5 of the Ribble Valley Core Strategy states that:

'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits'.

In addition, Policy DME4 states:

'In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered Historic Parks and Gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported'.

With regards to the acceptability of the scheme, there is no objection to the insertion of a front door, which would be similar in appearance to the existing adjoining properties and would not harm the historic character of the barn.

Similarly, the installation of solar panels to the rear roof slope of the main dwelling and the flank roof slope of the garage would not be highly visible from public views within the Forest of Bowland National Landscape and as such, would preserve the landscape and character of the surrounding rural area. In addition, in terms of the visual impact on the character of the barn, the solar panels would be set in from the eaves and would not dominate the roof slope. Their pitch could be secured by way of planning condition to ensure they sit flush to the roof slope.

Likewise, the proposed Air Source Heat Pump would be located within the enclosed garden area and would not be highly visible from public viewpoints and as such, would have a neutral impact on the visual amenities of the Forest of Bowland National Landscape.

With regards to the acceptability of the two-storey side extension, this is not considered to be acceptable. When viewed from the front elevation, whilst the roof ridge would be set down from the main roof ridge, the introduction of 3 no. rooflights is considered to be excessive and would draw attention to the roof pitch of the extension. The introduction of a covered terrace at ground floor level is considered to be incongruous with the simplistic style of the barn conversion and would fail to constitute a sympathetic design. The eaves height to the rear of the extension, which would remain at the same height as the existing, with an overly low roof ridge height is also not considered to be acceptable and would fail to achieve a high standard of design with an overly shallow roof and tall eaves at approximately 4.7 metres. The roof design including off-set ridgeline and short roof section on the rear is not considered to respect the existing barn conversion. Additional to the size and form of the extension, the proposed 4 panel sliding door and new glazed screen on the rear and side elevations, the first floor window in the side elevation and the roof overhang at ground floor are details that are not sympathetic to the existing barn.

With regards to the setting of the Grade II Listed Building 'Lees House Farm', the proposed development is considered to have a neutral impact on the setting of the designated heritage asset. The proposed extension would not likely be read in conjunction with the listed building due to the separation distance and the presence of existing buildings in between the application site and the listed building. In addition, the solar panels to the existing roof slopes would not impact on the way the heritage asset is appreciated due to their separation distance and orientation in relation to the heritage asset.

As such, whilst the proposed development would have a neutral impact on the setting of the Grade II Listed Building 'Lees House Farm', the proposed two-storey extension is not considered to protect or conserve the landscape and character of the Forest of Bowland National Landscape or be of an appropriate size, scale and design to the host dwelling, contrary to Key Statement EN2 and Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy.

It should be noted that the applicant submitted an amended design in an attempt to overcome concerns raised with regards to the design, siting and scale of the proposed extension, however these did not fully address concerns raised by officers and as such, these drawings have not been accepted.

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 submitted floorplans indicate that the proposed extension would not increase the number of bedrooms at the property, not would it impact on existing parking arrangements at the site. The Local Highway Authority raise no objection

As such would result in five bedrooms compared to the existing four bedrooms. The submitted floorplans also indicate that there would be one parking space for the property within the existing garage, although this does

appear to be smaller than a standard parking size. Notwithstanding this, the driveway could accommodate parking for up to three vehicles which is considered to be acceptable.

As such, the proposal is considered to comply with Policies DMG3 and DMG1 with regards to the level of parking provision.

Landscape/Ecology:

No evidence of use by bats was recorded during the survey and the bat report considers the proposed development would extend the existing property without disturbing the existing roof. The installation of solar panels which offers negligible potential for disturbance to roosting bats. The Countryside Officer considers the development should be implemented in accordance with the Precautionary Method Statement and Reasonable Avoidance Measures outlined within this report which include the inclusion of a compensatory bat box to be placed on site prior to works commencing and used in an emergency to house any bats found during works and remain on site as part of proposed biodiversity enhancement.

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.

Observations/Consideration of Matters Raised/Conclusion:

The proposed two-storey side extension by virtue of its design, scale and siting would result in the introduction of an unsympathetic form of development and incongruous addition to the existing barn conversion that would be harmful to the character and appearance of the dwelling, the surrounding area and the landscape and character of the Forest of Bowland National Landscape.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

RECOMMENDATION:	That planning consent be refused for the following reason:
01:	The proposed two-storey side extension by reason of its design, scale and siting would result in an incongruous and unsympathetic form of development that would be harmful to the character and appearance of the host dwelling, the surrounding area and the landscape and character of the Forest of Bowland National Landscape. The proposal is therefore considered to be in conflict with Key Statement EN2 and Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy.