

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	16/07/25	Manager:	KH	Date:	17/07/25
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Application Ref:	3/2025/0401			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	11/06/25	Site Notice:	11/06/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Replacement dwelling (self-build).
Site Address/Location:	Buckley Dene, Preston Road, Ribchester, PR3 3YD.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to the imposition of conditions.
United Utilities:	It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed 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
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DMH3: Dwellings in the Open Countryside and AONB
National Planning Policy Framework (NPPF)
Relevant Planning History:
3/2024/0887: Partial demolition of existing dwelling including removal of main roof and single storey side extension. Remodelling and extensions to create two storey dwelling. (Pursuant to variation of conditions 2 (approved plans) and 3 (external materials) of planning permission 3/2024/0645 to allow for provision of attached garage) (Approved).

3/2024/0645: Partial demolition of existing dwelling including removal of main roof and single storey side extension. Remodelling and extensions to create two storey dwelling. Resubmission of 3/2024/0041 (Approved).

3/2024/0041: Partial demolition of existing dwelling including removal of main roof and single storey side extension. Remodelling and extensions to create two storey dwelling with annexe accommodation (Refused).

3/1992/0386: Loft conversion with dormer extension (Approved).

3/1986/0724: Extension to form kitchen, utility and study (Approved).

3/1983/0125: Lounge and garage extension (Approved).

4/6/1605: Bungalow (Approved).

4/6/1477: Site plan of bungalow (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached bungalow property which is set back from the main highway of Preston Road and accessed via a private access track leading to Buckley Hall and Buckley Hall Farm. The property comprises a sizeable footprint with render and natural stonework to the external elevations, along with concrete roof tiles and white UPVC windows. The site to which the proposal relates is located within the Open Countryside, approximately 2km south-east of the defined settlement limits of Longridge and 1.7km north-west of Ribchester. To the north-west of the site is a small cluster of traditional stone built two-storey dwellings sited along Preston Road in a linear form, however this aside, other surrounding uses remain agricultural directly to the north, south and east of the property.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing dwellinghouse and construction of a replacement five-bedroom dwelling with open plan kitchen/ diner/ family room, lounge, playroom, utility, office, porch and integral garage.

The proposal is a resubmission of planning permission 3/2024/0645 and S73 application 3/2024/0887 for the remodelling and extension of the existing dwellinghouse, with the applicant now considering a new-build solution would produce a significantly better environmentally responsible property.

Principle of Development:

The proposal is for the construction of a replacement dwellinghouse within the defined Open Countryside. In this respect, both Policies DMG2 and DMH3 of the Ribble Valley Core Strategy are engaged for the purposes of assessing the application.

Policy DMG2 of the Core Strategy seeks to restrict residential development within the Open Countryside and Tier 2 Village Settlements to that which meets a number of criteria, with Key Statement DS1 also reaffirming these criteria and setting out the overall spatial aspirations for development within the Borough.

The proposal site is located outside of any defined settlement limits. In this respect, Policy DMG2 states that development outside of the defined settlement areas must meet a number of considerations – however, in this instance, a replacement dwelling is considered acceptable given there would be no net gain in residential planning units.

In addition, Policy DMH3 of the Core Strategy states that, within areas defined as Open Countryside, residential development will be limited to a number of criteria, the most relevant being as follows:

The rebuilding or replacement of existing dwellings is 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;*

In this respect, the proposal involves the replacement of an existing dwelling of which the residential use has not been abandoned. In addition, it is not considered that there would be any adverse impacts upon the surrounding landscape and no extension of the site's existing curtilage is proposed.

As such, the proposal satisfies the requirements of Policies DMG2 and DMH3 and Key Statement DS1 of the Core Strategy and is therefore considered to be acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

In regard to the privacy of neighbouring occupants, it is not expected that the proposed development would have any harmful impact, given the dwellinghouse has no direct interface with any nearby residential properties. The proposal would remain approximately 47m away from the nearest residential receptor to the west known as Buckley Gate and in excess of 150m away from the residential properties to the north and east. It is therefore not anticipated that any new opportunities for direct overlooking or loss of privacy would be created as a result of the works proposed. Furthermore, given the aforementioned separation distances, no significant loss of light or overbearing impact would be resultant.

Accordingly, it is not considered that the proposal would result in any measurable undue harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

Paragraph 135 of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'

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.'

Consideration must also be given to the Principle of Development, which under DMH3 is required to ensure that there would be '*no adverse impact on the landscape in relation to the new dwelling.*'

In this instance, the application dwelling forms a detached bungalow property set back from the main highway of Preston Road and accessed via a private access track. Though not highly visible from the roadside, a Public Right of Way runs along the access track and adjacent to the northern boundary of the proposal site with the principal elevation of the property facing into the public realm. The proposal would therefore be publicly viewable.

Despite this, the Design Statement submitted in support of the application states that the appearance and siting of the current proposal will match that of the previously approved scheme, in effect resulting in the same outcome as previously approved but fully constructed to current environmental standards. In this context, the proposal is considered acceptable with respect to visual amenity and external appearance.

Highways and Parking:

Lancashire County Council Highways have been consulted on the proposed development and raised no objection. The dwelling complies with the Local Highway Authority's parking standards, and the proposed garage meets the recommended minimum internal dimensions to be considered acceptable for parking provisions. As such, it is not considered that the proposed development would result in a significant impact upon highway safety, capacity or amenity in the immediate vicinity of the site.

It is noted that the Local Highway Authority have requested the imposition of conditions relating to the provision of secure covered cycle storage and the submission of a Construction Management Plan. However, as these conditions were not requested and subsequently imposed in relation to the recent planning consent granted under application ref: 3/2024/0645 and 3/2024/0887 for a similar scheme, it is not considered reasonable to include them in relation to this application.

Landscape/Ecology:

A Preliminary Bat Roost Assessment Report has been submitted with the application dated 23rd August 2024. The report concludes that no evidence was recorded to suggest bats were roosting within the building and no bats were observed or recorded using the building for roosting. As such, the property is considered to be of negligible potential for roosting bats, and the survey effort is considered to be reasonable to assess the roost potential of the building with no further survey work being deemed necessary.

Despite this, a Precautionary Method Statement and Reasonable Avoidance Measures have been included within the report in order to minimise or remove any potential disturbance to roosting bats. The measures outlined within this section of the report have been secured by way of a condition.

The development is also exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the self-build exemption which has been secured through the provision of a unilateral undertaking.

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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