


Report to be read in conjunction with the Decision Notice.

Signed: Officer: KH Date: 25/07/25 Manager: LH Date: 25/07/25

Application Ref:	3/2025/0415	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	n/a	
Site Notice Exp.	n/a	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed residential development of eight detached dwellinghouses (pursuant to variation of conditions 2 (approved plans) on permission 3/2022/0537 and 3/2024/0115) to allow for repositioning of Plot 7).
Site Address/Location:	Land adjacent to Ferns, Northcote Road, Langho BB6 8BG

CONSULTATIONS:	Parish/Town Council
Langho Parish Council – No response.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection to the variation of condition 2.
Public Response:	

One response received raising no objection.

Planning History:

3/2025/0192 – Non-Material Amendment to application 3/2024/0115 to make a series of amendments to the layout and appearance of the approved dwellings – Approved.

3/2025/0193 - Approval of details reserved by condition 12 (Landscaping) of planning permission 3/2024/0115 – Partial Discharge.

3/2024/1033- Approval of details reserved by conditions 8 (SW Drainage), 9 (Construction Management Plan) and 11 (Tree Protection Measures) of planning permission 3/2024/0115 – Partial Discharge.

3/2024/0835 – Non-Material Amendments of application 3/2022/0537 involving proposed enhancements to appearance of approved dwellings – Approved.

3/2024/0115 - Proposed residential development of eight detached dwellinghouses (pursuant to variation of conditions 2 (approved plans) on permission 3/2022/0537 and 3/2024/0115) to allow for repositioning of Plot 7) – Approved.

3/2024/0061 – Approval of details reserved by conditions 7 (Desk Study), 8 (Foul and Surface Water Drainage Scheme), 9 (Construction Management Plan), 10 (Bat and bird boxes, 12 (Landscaping), 13 New footway and dropped kerb access), 15 Management and maintenance of estate road and 16 (internal estate roads of planning permission 3/2022/0537 – Pending.

3/2022/0537 – Proposed Residential development of 8 detached dwelling houses – Approved.

RELEVANT POLICIES:

Ribble Valley Core Strategy:

Key Statement DS1 – Development Strategy
Key Statement DS2 – Sustainable Development
Key Statement H1 – Housing
Key Statement H2 – Housing Balance
Key Statement H3 – Affordable Housing
Key Statement DMI2 – Transport Considerations

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMG3 – Transport and Mobility
Policy DME1 – Protecting Trees and Woodlands
Policy DME3 – Site and Species Protection and Conservation
Policy DME6 – Water Management
Policy DMH3 – Dwellings in the Open Countryside & the AONB
Policy DMB4 – Open Space Provision

RVBC Housing and Economic Development DPD

Policy HAL – Housing Allocation Policy
Policy HAL6 – Land South of Laycocks Farm

**National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)**

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an ongoing housing development of 8 detached dwellings on a site at Langho, on the junction of Northcote Road and the A666 Whalley Road. The surrounding area is residential with areas of open countryside to the periphery. Whilst the proposed site does not lie within a designated settlement it is an allocated housing site in the adopted Core Strategy and has an extant consent for residential development.

Proposed Development for which consent is sought:

Variation of condition 2 – approved plans on approved planning permission 3/2022/0537 to allow for the repositioning of Plot 7.

Principle of Development:

The site is an allocated housing site in the adopted Core Strategy and has an extent permission for eight dwellinghouses and therefore the principle of development has been established.

The changes proposed relate to amendments to Plot 7 only with all other details remaining the same.

Impact on Landscape/Visual Amenity:

The site is located in a residential area with Northcote Road consisting of bungalows and dormer bungalows with the exception of St Michael's Lodge which is two storey stone built convalescent home located at the junction of Northcote Road and Whalley Road.

The proposal relates to change to Plot 7 only which would be repositioned within the site.

Plot 7 would be repositioned eastwards within the site by 1.5m to avoid an existing drainage line and associated easement.

The house type will remain as approved (Alder) with the footprint, scale and elevational details remaining the same.

The proposed changes would result in little impact on visual amenity due to the position of this plot to the north of the site.

The proposed variation will have no material change on visual impact.

Design and Materials

All of the approved plots will remain as per the previously approved plans in terms of design and materials

Subject to appropriate conditions the design is acceptable.

The proposed variation will have no material change in terms of design.

Impact on the Residential Amenity:

The nearest residential property to the site is The Ferns located immediately adjacent to the site to the north and west which shares its side and rear boundary with the site. Beyond that are Broad Oaks (two storey detached stone house) and Laycock's Farm (two storey detached farmhouse). Neither Broad Oaks nor Laycock's Farm would be unduly affected by this proposal due to their locations further north along Northcote Road.

Whilst the Ferns is also within the ownership of the applicant, however, regard still has to be given to any potential impacts from the proposed change in position to Plot 7 (its scale and design is unchanged). As this proposal seeks to site the plot 1.5m further from the rear boundary of this property no additional impacts would occur.

On the opposite site of Northcote Road are residential properties Lyndon (dormer bungalow), Hollocombe, Coniston (both bungalows), Southwin (dormer bungalow), Treetops (bungalow), Peregrines and Warrenside (both detached two storey houses). St Michaels Lodge is a two storey convalescent home located at the head of the entrance to Northcote Road at the junction with Whalley Road and has been used as respite care accommodation since 2009 and has been substantially extended and altered since then. These would not be affected by the proposed changes.

The properties on Whalley Road would not be directly affected by this development.

In terms of internal distances between the new properties these are acceptable including interfaces between habitable room windows.

The proposed variation will have no material change in impact on residential amenity.

Trees and Ecology:

Trees T13 to T16 are covered by tree preservation order reference 7/19/3/226.

No additional trees are proposed to be removed as part of the variation and the plans show that the plot would still be outside of the root protection area of these trees. A condition will be required to ensure the patio area is sensitively constructed to reduce the risk to T16.

Details of the Bat/bird boxes have been submitted and approved and this variation would not result in any changes to this.

A revised landscaping plan for the site has also been submitted and is acceptable.

All the above can be controlled by appropriate conditions.

The proposed variation will have no material change in terms of impact on trees or ecology.

Highways:

LCC Highways have responded stating that they have no objection. The plot would continue to have adequate parking provision.

Drainage and Contamination:

An appropriate drainage condition can be attached to ensure foul and surface water are drained separately and that the approved drainage scheme is implemented.

A Phase I Desk Top Investigation has been submitted which concludes that intrusive ground investigation is required. This can be controlled by an appropriate condition as per the report.

The proposed variation will have no material change in terms of impact on drainage or contamination.

Conclusion:

The proposed wording for the variation of condition 2 is acceptable as the proposed changes would not result in any unacceptable material impacts.

Taking into account the above, the proposal would accord with the Ribble Valley Core Strategy 2008 – 2028.

RECOMMENDATION:

That planning permission be approved.