


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	30/07/2025	Manager:	LH	Date:	31/7/25
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Application Ref:	2025/0455			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	26/06/2025	Site Notice:	26/06/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed Erection of detached garage within garden curtilage.
Site Address/Location:	Carniola Whins Lane Simonstone Lancashire BB12 7QT.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 2012/0365: Proposed dormer extension to rear elevation, first floor extension to front elevation and internal alterations.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwelling accessed via Whins Lane in Simonstone. The surrounding area is predominantly residential in nature being typified by varying styles of detached dwelling.
Proposed Development for which consent is sought:

Consent is sought for the construction of a detached double and garden store to be located to the side and rear elevation of the application dwelling. The garage will comprise a pitched roof and will be faced in render to match the dwelling. The application also involves the creation of a new extended driveway to access the proposed garage.

Impact Upon Residential Amenity:

The proposed garage structure is located to the western extents of the curtilage, where there is an undeveloped parcel of land separating the application site and the nearest neighbouring receptors. As such, it is not considered that the proposal would have any undue impact on residential amenity.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building on 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 proposed garage is set behind the rear elevation of the main dwelling and consequently does not host a visually prominent position within the street scene. The proposed footprint of the garage is 6.6m by 10m, this is not considered to be excessive for a double garage and separate garden store and relative when compared with the size of the application dwelling. By virtue of the modest scale and siting the new garage structure will remain entirely subservient to the application dwelling.

In respect of materials, the garage will be constructed using render to the elevations and concrete tiles to the roof. This is largely consistent with the application dwelling, as well as other garages/properties in the immediate vicinity. As such, the development will integrate sufficiently into the area.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection on highway safety/amenity grounds.

Landscape/Ecology:

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.