


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>10/10/2025</b>	<b>Manager:</b>	<b>SK</b>	<b>Date:</b>	<b>10.10.25</b>
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<b>Application Ref:</b>	2025/0460			 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>				
<b>Date Inspected:</b>	30/07/2025	<b>Site Notice:</b>	30/07/2025					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Retrospective change of use of land from agricultural to residential to extend the domestic curtilage of the property and associated engineering operations.
<b>Site Address/Location:</b>	Hammond View, 38 George Lane, Read BB12 7RH.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Read Parish Council raise no objection.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>N/A</b>

**United Utilities:** Initial objection removed.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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8 letters of representation have been received raising the following concerns

- The scheme is similar to previously refused development.
- Adverse impact on the character and openness of the landscape.
- Impact to United Utilities Pipeline.
- Application for larger schemes on Hammond Ground have been refused.
- Impact on the Green Belt
- Loss of Agricultural Land
- Concerns over associated engineering operations and the meaning.

For the avoidance of doubt, the application site is not within the designated Greenbelt but is characterised as open countryside.

The engineering operations relate to change in ground level and subsequent retaining walls erected in the creation of the raised patio area.

**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:**

3/2021/0011: Proposed four bedroom detached dwelling and associated garage and external works including forming a new access from George Lane.

3/2019/0927 - Outline consent for one new dwelling. Approved with Conditions.

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a detached dwelling on George Lane in Read. The application site is just outside of the defined settlement in the open countryside. The surrounding area is predominantly residential in nature.

**Proposed Development for which consent is sought:**

The application seeks retrospective consent for the extension of the residential curtilage and subsequent change in use of land from agricultural to domestic. The application also seeks consent for the creation of a raised patio and related engineering operations. The work has been fully completed.

**Principle of Development:**

*Proposals for the extension of curtilage will be approved if:*

- 1. The site is within a settlement, or,*
- 2. The site is on the edge of a settlement providing:*

- the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.*
- the extension will not cause visual harm to the landscape.*
- the extension improves the visual quality of the site.*

The application site is a relatively new dwelling which completed a gap in George Lane which previously created a degree of separation between the northern and southern extents of the road. The dwelling itself is not within the settlement boundary, but it is immediately adjacent with the neighbouring properties to the north and south being within the defined settlement. Whilst the proposed curtilage extension would not follow the existing line of development identified by the edge of residential curtilages to the south, it would adjoin the identified line of development to the north. It would therefore be unreasonable to argue that the proposal does not bring the boundary in line with adjacent properties.

As such, subject to an assessment on the visual impact of the proposal, found in the relevant section of this report, the development would be acceptable in principle.

**Impact Upon Residential Amenity:**

There is sufficient boundary treatment between the application site and neighbouring dwellings to provide screening of the proposed development. Given the topography of the site, it is not considered any new opportunity for overlooking is created resultant, particularly when compared with the preexisting arrangement. As such, there are no residential amenity concerns resultant of the development.

**Visual Amenity/External Appearance:**

As established in historic planning applications for this site, the 1845 OS Maps show that the application site formed a distinct parcel of land that was separated from Hammond Ground by a bank of trees. Therefore, it is considered that the application site does not form part of the historic parkland setting of Read Hall.

During the early to mid-20th Century the residential properties to the south of the application site on the west side of George Lane were built on what was formerly the eastern most section of Hammond Ground. More recently two new dwellings were granted consent on land to the north of the application site under planning permission 3/2013/0271P and have since been built. Followed by the erection of the application dwelling. This has resulted in residential development on the west side of George Lane for its entire length with the rear gardens of the homes bounding Hammond Ground.

The application property itself is located further west than the properties to the south with the rear building line of the application dwelling projecting beyond that of its southerly neighbours. It is therefore not unreasonable to expect that the residential curtilage would also project further south, similar to that of the neighbouring properties to the north. The size of the proposed curtilage when read in relation to the other properties along George Lane is consistent and not considered unreasonable.

Whilst the parcel of land in question does fall within the open countryside, the nature of the site has somewhat been altered by virtue of the creation of the application dwelling itself. Nonetheless, the openness of the landscape should be preserved. The proposed curtilage extension comprises soft landscaping and as a result does not appear harsh or stark within this context. It is therefore considered reasonable to remove the ability for any structure, or hardstanding to be erected/created within the new defined curtilage without the express permission of the Local authority in the interest of maintaining this degree of openness. The raised patio created is within the originally approved residential curtilage and therefore it is not considered that this particular part of the development is of visual harm, it is well related to the main dwelling.

As such, subject to reasonable planning condition restricting the construction of structures and hardstanding, it is not considered the proposed development has any significant adverse impact on the openness of the landscape or the wider visual amenities of the area.

**Highways and Parking:**

No highways implications identified.

**Other Matters:**

United Utilities were consulted in relation to the proposal as mapping suggested there was a water pipeline running through the proposed raised patio. Initially, UU raised an objection to the proposal on the basis that the pipeline would be affected. However, upon further review, UU confirmed that the re-direction of the pipeline as shown on the submitted plans had already been approved by them and completed. As such, the initial objection was removed.

**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.