


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	21/08/25	Manager:	SK	Date:	21.8.25
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Application Ref:	3/2025/0472				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	04/07/25	Site Notice:	04/07/25			
Officer:	LW					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed extension of residential curtilage.
Site Address/Location:	18 Highwoods Park, Brockhall Village, Old Langho, BB6 8HN.

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

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

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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2017/1041: Replace kitchen window area and back door with bi-fold doors facing rear garden. Replace double garage doors to front of house with windows and brink surroundings. Conversion of attic to children's play room. Fitting staircase up from landing, extra insulation, fully floor boarded, internal walls, lighting and radiators (Approved).

3/2011/0941: Proposed detached dwelling with integral garage (Withdrawn).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey residential property at No.18 Highwoods Park, located on the eastern boundary of the defined settlement area of Brockhall Village.

Proposed Development for which consent is sought:

Consent is sought for the proposed extension of the property's lawful residential curtilage to include the area of land extending to the north of the dwellinghouse which is currently under the same ownership.

Principle of Development:

Given the proposal seeks consent for an extension to the lawful residential curtilage, Policy DMH5 of the Ribble Valley Core Strategy is primarily, but not solely, engaged for the purposes of assessing the principle of development.

In relation to proposed curtilage extensions, Policy DMH5 states:

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 will improve the visual quality of the site.*

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the economy or for highway safety reasons.

The dwellinghouse itself falls within the defined settlement boundary of Brockhall Village; however, the proposed extended curtilage is located just beyond this boundary on the edge of the settlement.

The extended curtilage area would be predominately directed to the north of the property where it would follow the existing tree line which borders the proposal site to the north, as well as the existing timber boundary fence with fronts the highway towards the north-eastern extends of the site. In this respect, while the proposed curtilage extension would offer little in terms of enhancement to the visual quality of the proposal site, it is not considered that the proposal would cause any significant visual harm to the surrounding landscape insofar that the extended curtilage would align with the rear curtilage boundary of the neighbouring residential property at no.16 Highwood Park. As such, the proposal complies with the above criteria and is therefore considered acceptable in principle, subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

No additional built form is proposed as part of the development and the proposed curtilage extension would remain separated from the neighbouring property at no.16 Highwoods Park by an additional parcel of land. The extended section of curtilage would also serve as an extension of the property's existing garden and therefore it is not anticipated that usage of this area for domestic purposes would result in any additional adverse impact upon neighbouring residential receptors by way of noise disturbance that would warrant the refusal to grant planning permission.

Taking account of the above, the proposal is considered acceptable with respect to residential amenity.

Visual Amenity/External Appearance:

No additional built form is proposed as part of the curtilage extension, with the existing boundary fence fronting Highwoods Park to remain in situ. In this context, the proposal would not carry a noticeable visual impact. In addition to this, the proposed new curtilage area does not take a visually prominent position within the adjacent public realm, being sited direct adjacent to the application property and visually screened by the existing boundary treatment. As such, its use for domestic purposes, including the potential siting of domestic paraphernalia, would not result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality.

Highways and Parking:

No highway related concerns have been identified with respect to the proposed development.

Landscape/Ecology:

No ecological constraints have been identified with regards to the proposal.

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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