



EXTENSION TO RESIDENTIAL CURTILAGE

Planning, Design and Access Statement

**18 Highwoods Park
Brockhall Village
Old Langho
Lancashire
BB6 8HN**

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Introduction

This planning, design and access statement has been prepared by NAPC Ltd to support the planning application for the extension of residential curtilage at *18 Highwoods Park, Brockhall Village, Old Langho, Lancashire, BB6 8HN*. The residential curtilage provides additional amenity space in connection with the existing dwelling.

The documents submitted to support this application are:

- Location Plan
- Existing and Proposed Block Plan

Site Context

Application Site

The application site is situated on the western side of Highwoods Park, in the southwest of Brockhall Village, within the administrative boundaries of Ribble Valley Borough Council. The dwelling itself is a large detached two storey house, finished in red brick with mock Tudor façade and a pitched tiled roof. The site benefits from ample private amenity space to the north and west of the dwelling, and off-road parking to the front of the dwelling.

The plot is bordered by a privately owned footpath into the private woodland behind the house which runs along the western boundary. The curtilage is clearly defined with domestic fencing and vegetation to the boundaries.



View of site from south



View of site from north

The surrounding area is primarily residential, so it is therefore not out of character to find ancillary outbuildings located in gardens.

Site Designations

According to the adopted planning policy map, the application site is not located within any area of planning or landscape constraint. The main dwelling is within the development boundary of Brockhall Village.



The Environment Agency's Flood Risk Map confirms that the site is within Flood Zone 1, which is categorised as having the lowest risk of flooding from rivers and the sea.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions must be made in accordance the Local Development Plan unless material considerations suggest otherwise.

The relevant policies for assessing this proposal are outlined in the adopted Ribble Valley Core Strategy (2014) and the National Planning Policy Framework (NPPF) (2024).

Ribble Valley Core Strategy (2014)

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement EN4: Biodiversity and Geodiversity
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMH5: Residential and Curtilage Extensions

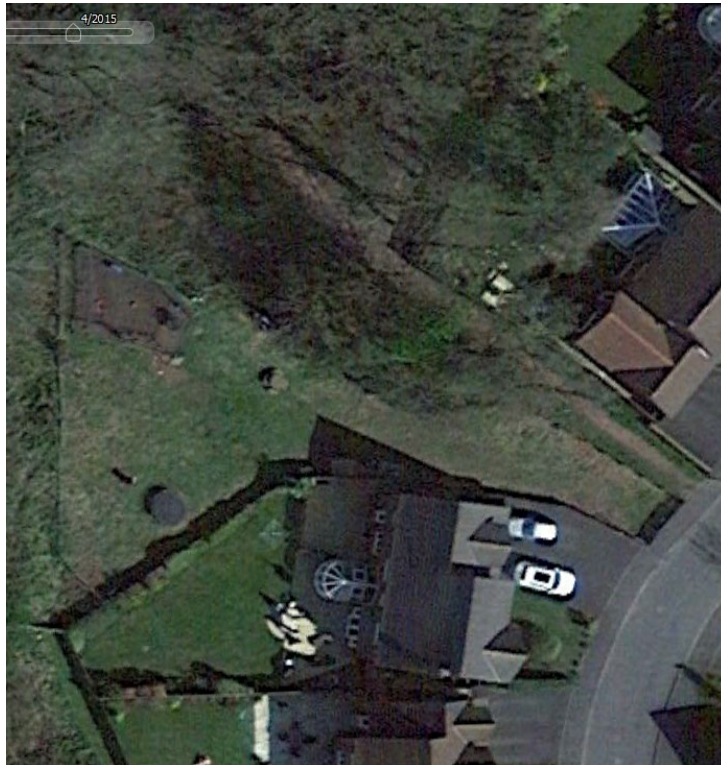
NPPF (2024)

- Paragraph 8 – Achieving sustainable development
- Paragraph 11 – Presumption in favour of sustainable development
- Paragraph 39 – Approaching decision making in a positive and creative way
- Paragraph 124 – Making effective use of land
- Chapter 15 – Conserving and enhancing the natural environment

Planning Assessment

Whilst the application site has been in residential use for over 10 years, it has never been formally recognised as such. The area proposed for change of use lies adjacent to the host dwelling and is both functionally and visually related to it. As shown in the accompanying photographs, the site is well screened from the street scene.

Historical imagery from Google Earth (2015 and 2021) confirms that the land has been continuously used as a side garden over the past decade. The area is screened from Highwoods Park by existing residential fencing and established vegetation.



This application does not propose any physical development but instead seeks to formally regularise the long-standing residential use of the land as garden and domestic amenity space. The land is directly adjoined to the lawful residential curtilage, physically enclosed, and used in a manner consistent with typical domestic grounds.

Policy DMH5 (Residential and Curtilage Extensions) of the Ribble Valley Core Strategy supports curtilage extensions where they are appropriately located, do not conflict with the character of the area, and do not adversely affect the appearance of the countryside. The main dwelling is located within the defined settlement boundary of Brockhall Village, and the proposed curtilage extension sits at the settlement's edge. In such cases, Policy DMH5 states that extensions will be supported where:

- the new boundary follows an easily identifiable feature;
- the extension causes no visual harm to the landscape; and
- the change improves the visual quality of the site.

The proposed extension follows the existing boundary treatment along the main road, defined by fencing and vegetation. It causes no encroachment into open countryside and results in no adverse visual impact. The site already appears, in practice, as part of the domestic plot, and the proposal simply seeks to reflect that reality in planning terms.

In addition, the proposal aligns with the National Planning Policy Framework (NPPF, 2024), which promotes sustainable development, efficient use of land, and encourages planning decisions that recognise the genuine use and character of land.

Conclusion

This planning, design and access statement has been prepared by NAPC Ltd to support the planning application for the extension of residential curtilage at *18 Highwoods Park, Brockhall Village, Lancashire, BB6 8HN*.

The proposal is modest in scale, policy-compliant, and reflects the long-established use of the land. It will not result in harm to the local character, landscape, or amenity and represents a logical and sustainable planning outcome.

We therefore respectfully request that this application is granted planning permission without delay.

Positive and Proactive Decision-Making

NPPF Paragraph 39 states that local planning authorities should approach decisions positively and proactively, working with the applicants and agents to reach amicable solutions. As such, we ask that Ribble Valley Borough Council works positively and proactively with us on this application. Should the council require any further information or any clarification on any aspects of the application, we ask that this is requested from NAPC Ltd before a decision is issued, to ensure that a positive outcome can be reached on the application.