


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	25.08.25	Manager:	LH	Date:	27.8.25
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Application Ref:	2025/0512			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	N/A	Site Notice:	N/A					
Officer:	SK							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed replacement domestic garage.
Site Address/Location:	Higher College Farm Lower Road Longridge PR3 2YY

CONSULTATIONS:	Parish/Town Council
Hothersall Parish Council have raised no objections to the proposal.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
The Local Highways Authority have raised no objection to the proposal subject to the imposition of a condition limiting the use of the structures.	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation National Planning Policy Framework (NPPF)
Relevant Planning History: 2023/0706: Proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access. Resubmission of application 3/2022/0553. (Approved) 2022/0553: Proposed erection of commercial units (Use Class E(g)) including conversion and extension of existing farmhouse for purposes of Use Class E (g). (Approved) 2018/1105: Application for Outline planning permission for 21 dwellings and associated works. (Refused) 2017/0602:

Application for Outline planning permission for industrial units (use classes B1, B2, B8) and associated access, parking, landscaping and services infrastructure with all matters reserved except access. Change of use of farmhouse to office (B1). (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing dwelling known as Higher College Farm, the application property is located outside of any defined settlement limits - being located on land that benefits from an open countryside designation. The application site is bounded to the north, east and west by existing open agricultural land, with the site also being bonded to the south by two existing commercial premises, namely Andertons Butchers and Cleggs Chilled Food Service.

Proposed Development for which consent is sought:

The application seeks consent for the demolition of an existing garage structure and the erection of a replacement garage. The submitted details propose the garage will benefit from a footprint of approximately 6.7m by 11m, with the building measuring approximately 4.6m at ridge, benefitting from an eaves height of approximately 2.7m

It is proposed that the structure will be faced in natural random stone with stone quoin detailing, with the roof being faced in natural slate. The garage structure will accommodate provision for the parking of three vehicles, utilising a single and double width garage door arrangement.

Impact Upon Residential Amenity:

The application site is bounded to the north, east and west by existing open agricultural land, with the site also being bonded to the south by two existing commercial premises, namely Andertons Butchers and Cleggs Chilled Food Service. As such and given the proposed building will not benefit from any direct interface or inter-relationship with existing nearby residential receptors, it is not considered the proposal will result in any measurable impacts upon nearby residential amenities.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

In respect of the visual impact of the proposed replacement garage, consideration must be given in respect of the potential for the proposed extension to result in undue impacts upon the character or visual amenities of the area.

In this respect, given the application site lies within the defined open countryside, Policy DMG2 is engaged which states that 'within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting'.

With Policy DMG1 being engaged in parallel with Policy DMG2, particularly insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criteria that are relevant to the assessment of the current proposal, which state the following:

In determining planning applications, all development must:

DESIGN

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building in 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.*

AMENITY

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*

ENVIRONMENT

- 3. All development must protect and enhance heritage assets and their settings.*

Assessment of Proposed Replacement Garage Structure:

The proposed replacement garage will benefit from a gable configuration with the structure being faced in natural random stone with stone quoin detailing, with the roof being faced in natural slate. In this respect the general overall form, scale and external appearance of the proposed structure is considered to be appropriate to the character of the area and will not be read as being an incongruous or anomalous introduction into the landscape.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Policies DMG1 nor Policy DMG2 which seek to protect against development which would be of detriment to the character or visual amenities of the area nor be of detriment to the character and visual amenities of the designated open countryside.

Highways and Parking:

The proposal garage will result in an increase in on-site dedicated garage parking provision, with the curtilage of the existing dwelling also benefitting from ample areas to accommodate the parking of additional motor vehicles. Taking this into account and taking account that the application relates to the construction of a replacement structure with no works being proposed to the existing highways or access configuration, it is not considered that the proposal will result in any adverse impacts upon the safe operation of the immediate highway.

In this respect the Local Highways Authority have stated the following:

The 3-car garage is to be used domestically in connection with the dwelling. There is sufficient space for the vehicles to turn, enter and exit the highway in forward gear.

Conclusion:

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

1. *The development hereby permitted shall be used for domestic purposes ancillary to the dwelling.
Reason: To ensure domestic use only.*

As such, taking account of the above matters, it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure and vehicular parking provision is brought forward to accommodate development.

Landscape/Ecology:

Given the proposal involves the demolition of an existing structure, the application has been accompanied by the submission of a Preliminary Bat Roost Assessment Report. The submitted report concludes that there is no evidence to suggest use of the building by nesting birds and that no evidence was recorded to suggest bats were roosting within the building. The report further concludes that the property is considered to be of negligible potential for roosting bats.

As such and taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

It should be further noted that the development is exempt from the mandatory Biodiversity Requirements imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) given that it relates to 'householder' development.

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.