

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	SK	Date:	26.08.25	Manager:	LH	Date:	27.8.25

Application Ref:	2025/0528			 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 new garage and games room.
Site Address/Location:	Twin Brook Barn Up Brooks Clitheroe Lancashire BB7 1PL

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the proposed development.	

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 to be utilised solely in associated with the application dwelling.	
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 Policy DME6: Water Management National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2023/0272: Demolition of detached collapsed storage building and erection of one two-storey dwelling with private garden and parking areas. Erection of a two-storey outbuilding, providing garage and hobby room serving Twinbrook Barn. (Refused – Appeal Dismissed) 3/2022/0107: Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. Resubmission of 3/2021/1202. (Refused) 3/2021/1202:

Demolition of detached storage building and erection of three single-storey dwellinghouses with private gardens and parking areas. Vehicular and pedestrian access works off Twin Brook Road and private access drive. Erection of a two-car carport serving barn conversion and associated external works. (Withdrawn)

3/2019/1103:

Demolition of existing house and erection of two two-storey detached dwellings with attached garages. (Approved 05/03/21)

3/2017/0494:

Discharge of conditions 3 (materials) 4 (boundary treatment) 5 (landscaping scheme) 6 (conservation details) 10 (window frames) 16 (privacy screens) from planning permission 3/2016/0698. (Approved)

3/2016/0698:

Conversion and extension of agricultural barn into a single dwelling house. (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an area of residential curtilage associated with Twinbrooks Barn. The area is largely typified by industrial employment uses with a small number of dwellings, arranged in a linear pattern, fronting Upbrooks, also being located to the south of the application site. The site is bounded to the west by a large car-parking area with industrial units being located directly to the east of the application site.

Proposed Development for which consent is sought:

The application seeks consent for the erection of a detached single storey games room and a detached garage. It is proposed that the structures will be located to the north of the existing dwelling within the existing residential curtilage in an area that currently fronts Twin Brooks Road.

It is proposed that the games room will benefit from a footprint of 12m by 6.9m, with the garage benefitting from a footprint of 4.9m by 8.4m. Both structures will be of a contemporary appearance, benefitting from a mono-pitch roof arrangement, being faced in natural stone and 'pressed metal cladding'. It is proposed that the garage structure will benefit from integral roof-mounted photovoltaic panels with the roof-slope benefitting from a southerly aspect.

Principle of Development:

The application site is located within the defined settlement limits of Clitheroe (principal settlement), as such the principle of the development of the site for residential purposes, notwithstanding other development management considerations, is considered to be in broad alignment with the development strategy for the borough in terms of the locational aspirations for new housing growth within the borough, as embodied within Key Statement DS1 and Policy DMG2 of the Ribble Valley core Strategy.

The application site is also located on land that benefits from being designated as an 'Existing Employment Area' with Policy DMB1 being engaged for the purposes of assessing the application.

In respect of the site being allocated as an 'Existing Employment Area' - Policy DMB1 states the following:

Proposals for the development, redevelopment or conversion of sites with employment generating potential in the plan area for alternative uses will be assessed with regard to the following criteria:

1. *The provisions of Policy DMG1, and*
2. *The compatibility of the proposal with other plan policies of the LDF, and*
3. *The environmental benefits to be gained by the community, and*
4. *The economic and social impact caused by loss of employment opportunities to the borough, and*
5. *Any attempts that have been made to secure an alternative employment generating use for the site (must be supported by evidence (such as property agents details including periods of marketing and response) that the property/ business has been marketed for business use for a minimum period of six months or information that demonstrates to the council's satisfaction that the current use is not viable for employment purposes.)*

Taking account of the requirements of Policy DMB1, given the proposal would result in the loss of a site with 'employment generating potential' the applicant would normally be required to provide evidence that the site has been marketed unsuccessfully for a period of six months.

However, the site in question currently falls within an existing residential curtilage, as such it has been previously recognised that the site area had been designated as an 'Existing Employment Area' in error.

As such the applicant, in light of the above, is released from the requirements to meet the inherent criterion within Policy DMB1 and are not required to provide justified marketing evidence in this instance. Furthermore, given the applicant needs not satisfy the requirements of the policy (criterion 5), the proposal as submitted raises no significant direct conflict with criterion Policy DMB1.

Impact Upon Residential Amenity:

The application site is bounded to the north by Twin Brook Road, to the east by an existing car-parking area and to the west by existing commercial industrial business units. As such, save that for the dwelling to which the application relates, the proposed garage and games room will not have any direct relationship with any nearby residential dwellings. As such and given the proposed buildings 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 buildings, consideration must be given in respect of the potential for the proposals to result in undue impacts upon the character or visual amenities of the area.

In this respect, Policy DMG1 is primarily engaged, particularly insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion 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 CABI/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 application seeks consent for the erection of a detached single storey games room and a detached garage. It is proposed that the structures will be located to the north of the existing dwelling within the existing residential curtilage in an area that currently fronts Twin Brooks Road.

It is proposed that the games room will benefit from a footprint of 12m by 6.9m, with the garage benefitting from a footprint of 4.9m by 8.4m. Both structures will be of a contemporary appearance, benefitting from a mono-pitch roof arrangement, being faced in natural stone and 'pressed metal cladding'. It is proposed that the garage structure will benefit from integral roof-mounted photovoltaic panels with the roof-slope benefiting from a southerly aspect.

Whilst the proposed buildings will be of a contemporary appearance, taking account of the mixed character of the area and taking account of the scale of the proposed buildings, it is not considered that the proposal will result in any measurable adverse impacts on the character or visual amenities of the area.

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 Policy DMG1 which seeks 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 Local Highways Authority have raised no objection to the proposal stating the following:

There is an existing access to the dwelling on Up Brooks which is highway maintained at public expense between Lincoln Way and Mearley Brook. Thereafter the privately maintained lane carries public footpath FP0301006a and FP0301008.

There are no changes proposed to the access and none are considered necessary.

All vehicles should enter and leave in forward gear, this appears achievable.

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.

Condition(s):

The development hereby permitted shall be used ancillary to the main dwelling Twin Brook Barn.

Reason: To ensure sufficient access and car parking provision.

As such, taking account that no objection has been raised by the Local Highways Authority, , 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:

The proposed buildings will be sited to the north of the existing dwelling, within an open garden area that is devoid of any trees or hedgerow. As such it is not considered that the proposed development will result in any adverse impacts upon existing habitat or habitat of ecological value.

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.

Other Matters:

The site is located within both Flood Risk Zones 2 and 3, with the applicant having submitted a Flood Risk Assessment which is deemed acceptable. The proposal is additionally exempt from the requirement to undertake a Flood Risk Sequential Test Assessment given the proposal relates to householder development.

As such and taking account of the above the proposal raises no significant direct conflict with Policy DME6 or the Ribble Valley Core Strategy which seeks to protect against development that would be susceptible to flood risk or would exacerbate flood risk elsewhere.

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.