


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

<b>Signed:</b>	<b>Officer:</b>	MC	<b>Date:</b>	01/10/2025	<b>Manager:</b>	LH	<b>Date:</b>	1/10/25
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<b>Application Ref:</b>	3/2025/0536			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
<b>Date Inspected:</b>	28/08/2025	<b>Site Notice:</b>	N/A	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Part retrospective outline planning permission to demolish the existing bungalow and proposed new detached self-build 4/5 bedroom house with access applied for (all other matters reserved).
<b>Site Address/Location:</b>	Dale Hey Bungalow, Preston Road, Ribchester, PR3 3XL

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No response received.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	The Local Highway Authority (LHA) originally objected to the proposal, requesting revisions to include the hard surfacing of the access, repositioning of the gates and adjusting the internal driveway to accommodate the revised gate position. These amendments have been undertaken and the LHA raise no objection subject to conditions relating to the surfacing of the access prior to its use, the reduction of the hedgerow to provide adequate visibility prior to first use, the positioning of gates, the provision of visibility splays prior to first use and the submission of a drainage strategy.
<b>RVBC Environmental Health Officer:</b>	No objection subject to conditions relating to construction phase control of noise/dust/fumes/vibration, construction noise deliveries and asbestos control.
<b>RVBC Countryside Officer:</b>	The Countryside Officer considers that the development can commence with minimal risk to roosting bats or nesting birds if the recommendations for mitigation measures outlined in Section 5 of the bat survey are adhered to.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One representation has been received noting that the access has been implemented.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
 Key Statement DS2: Sustainable development  
 Key Statement EN4: Biodiversity and Geodiversity  
 Key Statement DMI2: Transport Considerations

Policy DMG1: General considerations

Policy DMG2: Strategic considerations  
Policy DMG3: Transport and Mobility  
Policy DME2: Landscape and Townscape Protection  
Policy DME1: Protecting Trees And Woodlands  
Policy DME2: Landscape And Townscape Protection  
Policy DMH3: Dwellings in the open countryside and AONB

National Planning Policy Framework (NPPF)

**3/2025/0337**

Reserved matters application relating to access following outline planning permission 3/2022/0003 all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house.  
Withdrawn

**3/2022/0003**

Outline planning permission all matters reserved to demolish the existing bungalow and build a new detached 4/5 bedroom house  
Approved with Conditions

**3/2017/0813**

Proposed new road access and driveway to garage at rear of premises.  
Approved with Conditions

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The site is located on Preston Road, located outside of the settlement boundary of Ribchester, within the Open Countryside land designation. It should be noted that whilst there was previously a vacant detached bungalow, this has now been demolished. The site has an existing access.

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

The application seeks outline consent with all matters reserved for the retrospective demolition of the detached bungalow and construction of a 4/5 bed self-build detached house with access applied for and all other matters reserved. As this is in outline only no details of the scale parameters are submitted but an indicative site plan has been submitted showing a dwelling sited slightly further back within the plot compared to the previous bungalow and orientation of the dwelling entrance altered so the main access fronts the driveway. The proposal also includes the erection of new stone walls and a gate to the vehicular access.

**Principle of Development:**

The supporting information indicates that the existing dwelling was demolished in May 2025.

The development applied for is the retrospective demolition and proposed replacement dwellinghouse within the defined Open Countryside. As such, Policies DMG2 and DMH3 are engaged for the purposes of assessing the planning application.

Policy DMG2 of the Core Strategy seeks to restrict residential development within the Open Countryside and Tier 2 Village settlements to that of local needs housing. Key Statement DS1 also reaffirming these criteria, setting out the overall spatial strategy for development within the Borough.

The proposal site is located outside of any defined settlement limits. In this respect, Policy DMG2 states that development outside of the defined settlement areas must meet a number of considerations. Whilst it is acknowledged that this policy does not reference a replacement dwelling as being appropriate, this policy is to be read in conjunction with Policy DMH3 which specifically relates to new dwellings in the open countryside and sets out the limited circumstances in which new dwellings would be acceptable, one of which is:

*“The rebuilding or replacement of existing dwellings subject to the following criteria:*

- *the residential use of the property should not have been abandoned.*
- *there being no adverse impact on the landscape in relation to the new dwelling.*
- *the need to extend an existing curtilage.*

*The creation of a permanent dwelling by the removal of any condition that restricts the occupation of dwellings to tourism/visitor use or for holiday use will be refused on the basis of unsustainability.”*

The previous outline planning application noted that the building was acquired by the applicant at the time in a vacant state in 2010. In 2013 a garage was constructed and in 2017 a new access was approved that would suggest there may have been an intention to bring it back into use. Council records indicate that the property has been vacant since 2008 and prior to this was a second home.

In 2022, the bungalow was boarded up and overgrown with vegetation and whilst it was in a state of disrepair, it had an owner and work has been carried out recently within the curtilage. As such the residential use was not considered to have been abandoned.

Now the building has been demolished, however the supporting statement for this planning application outlines that the new owners intended on submitting the reserved matters application but were not aware of the time constraints for the outline planning permission. Technically, the proposal would result in the introduction of a new dwelling within the Open Countryside designation as there is not currently a dwelling on site and would fail to comply with Policy DMH3 of the Ribble Valley Core Strategy.

Notwithstanding this, it is considered that there are exceptional circumstances associated with the case. Based on the previous assessment under planning ref: 3/2022/0003, the Council do not consider the residential use to have been abandoned and the dwelling was only demolished days after the previous outline planning expired. In addition, whilst there is not currently a residential dwelling on site, the use of the land is still considered to be C3 and as such, no change of use is required for the erection of a new dwelling.

Lastly, the planning approval granted under 3/2022/0003 was granted under the same Development Plan as this application and there has not therefore been any change to the planning policies or the way the application would be assessed from the approved scheme.

As such, taking all of the above into account, the exceptional circumstances allow the application to be assessed as a replacement dwelling rather than a new dwelling within the Open Countryside and the proposal therefore complies with Policy DMH3 of the Ribble Valley Core Strategy.

It cannot be fully ascertained if there would be an adverse impact on the landscape as details of the level of accommodation proposed is not available at this stage. The previous property was modest in scale and mostly screened from the road by vegetation, however it is located between Dale Hey Farm caravan site where there is a complex of former farm buildings as well as caravan pitches and Kitchen Green Farm which also has numerous workshop type buildings. As such the site is not isolated in the landscape and is located within a group of other buildings of varying heights. A condition limiting it to no more than two storeys would ensure that the height is not excessive, and the footprint will be assessed as part of the reserved matters.

As per the previous scheme, the submission does not propose to extend the curtilage.

Subject to an appropriate final design it is considered that the proposed is in accordance with Key Statement DS1 and Policies DMG2 and DMH3 and is therefore acceptable in principle.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The site is approx. 60 metres away from the nearest residential receptor but does border a caravan site. It is not considered that the continuation of a residential use will be of detriment to nearby properties. Any issues relating to overlooking or overshadowing can be addressed through the consideration of the reserved matters which will deal with the detailed design.

The Environmental Health Officer recommends a number of conditions. These include the control of dust/fumes/vibration (which is not considered to meet the tests) and construction/delivery hours of operation.

#### **Visual Amenity/External Appearance:**

The principle of a two storey 4/5 bedroom dwelling at the site has already been established and considered acceptable given the size of the plot.

It is important that whilst the size of the dwelling as shown on the indicative site plan would be greater than the bungalow, it is important that the scale is not excessive to prevent adverse impacts on the landscape. The impact on visual amenity cannot be properly assessed until the submission of the reserved matters which will determine the final design. It is not known how large the proposed bedrooms will be or what other level of accommodation will be proposed. However, a condition limiting to two storeys, as per the previous approval can be added to any grant of planning permission.

The proposed access as indicated on the drawing shows walls at the site access extending from 1m in height at the road side to 2.4 metres approximately further within the site. As this relates to boundary treatments this would be a matter to be considered at reserved matters stage when landscaping is applied for. In principle however this is not considered to be out of keeping with the character of the surrounding area, where there are stone walls running parallel to the road at Dale Hey Touring Park. The stone walling would only be 1.1 in height closest to the road and the land levels would be slightly reduces to create a more gentle slope. Such works are not considered to result in any significant detrimental harm to the character and appearance of the open countryside, given the presence of similar boundary treatments within the vicinity of the site.

In addition, the submitted site plan shows the outline of an existing garage at the site. It is unclear from the submitted information within the application form whether this is to be demolished or retained. As such, it would seem appropriate to include a condition to ensure that details are provided at the reserved matters stage for the buildings demolition or retention for clarity in the interests of visual amenity.

#### **Highways and Parking:**

Policy DMG1 states that all development must:

- “1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.”*

The Local Highway Authority (LHA) have been consulted on the application. Lancashire County Council acting as the LHA originally objected to the development on highway safety grounds. A number of amendments to the access have now been made and the whilst the LHA consider these amendments to be acceptable, they note that the proposed new access will need to be constructed as part of an appropriate legal agreement with Lancashire County Council as the Highway Authority. There has been one comment made by the occupiers of a neighbouring property. However, when the Planning Officer visited the site, it was noted that this has not been fully implemented. As such, the recommended conditions in relation to the proposed access alterations are necessary and relevant to the application in the interest of highway safety.

The LHA note that should the application be granted, at the technical details stage, the LHA would expect the proposed development to comply with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan. For a 4+ bedroom dwelling the LHA would require at least 3 off street parking spaces. In addition, all new dwellings are expected to provide a universal electrical supply suitable for charging an electric motor vehicle and facilities to provide secure and covered cycle storage.

It is considered that there is sufficient space within the residential curtilage to provide parking for 3 no. vehicles and the location of parking can be fully explored at the reserved matters stage.

The LHA also recommend a condition to secure a drainage strategy prior to commencement which demonstrates that surface water from the approved access would be collected within the site and drained to a suitable internal outfall.

Subject to the conditions recommended by the Local Highway Authority, the development complies with Policy DMG1 of the Ribble Valley Core Strategy.

#### **Landscape/Ecology:**

The application is accompanied by a bat survey dated April 2025 which concludes that development can commence with minimal risk to roosting bats or nesting birds. The Countryside Officer has been consulted on the application and they consider that the recommendations as outlined in Section 5 of the bat survey should be secured by condition.

Section 5.7 of the report recommended that prior to the commencement of any tree/shrub clearance, demolition of new building work, a survey looking for evidence of nesting birds is carried out. It should be noted that the main dwelling has already been demolished and Section 5.7 notes that the above guidance is applicable during the bird breeding season which typically extends from March to August. Notwithstanding this, a survey could still be undertaken prior to any new building works commencing.

In addition, the report recommends biodiversity enhancements in the form of bat boxes, bird nesting boxes and at least one hedgehog box, which should be installed within the site.

As the application is proposed as a self-build dwelling and a legal agreement to secure this has been signed and submitted, it would benefit from the mandatory BNG exemption rules.

The Environmental Health Officer recommends a condition relating to asbestos and requires a scheme to address the management and/or safe disposal of asbestos and asbestos containing materials be submitted to the LPA. When the Planning Officer visited the site, the dwelling has already been demolished. As such, whilst it is unclear whether the asbestos was removed safely, the works have already been undertaken and this condition is not considered to be necessary.

**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 for outline planning permission be granted.

**RECOMMENDATION:** That outline planning consent be granted subject to the imposition of conditions.