


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	08/10/25	Manager:	KH	Date:	10/10/25
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Application Ref:	3/2025/0609			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	27/08/25	Site Notice:	27/08/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of new 1.6m high garden fence along with 1.6m high electric sliding gate, both at the rear.
Site Address/Location:	9 Brookes Lane, Whalley, BB7 9RG.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

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
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME4: Protecting Heritage Assets
Policy DME6: Water Management

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2023/0694: Non-material amendment to planning application 3/2023/0133 involving a change from uPVC bi-fold door to metal frame bi-fold doors in grey finish and a change from uPVC side window frame to frameless glazing side window (Approved).

3/2023/0133: Removal of rear conservatory and outbuilding and construction of single storey rear extension (Approved).

3/1990/0181: Double garage (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a mid-terrace property at No.9 Brookes Lane, Whalley, which benefits from an existing double garage situated to the rear of the main dwellinghouse, separated from the property by an access track. The site to which the proposal relates is located within the defined settlement area of Whalley as well as the designated Whalley Conservation Area. The proposal site is also within Flood Zone 2 and 3 and at risk of surface water flooding.

Proposed Development for which consent is sought:

Consent is sought for the construction of a new 1.6m high close boarded timber fence in a grey paint finish, along with a 1.6m high sliding electric gate consisting of a black metal frame infilled with grey composite timber-effect boards to the south of the existing double garage.

Principle of Development:

The proposal relates to the erection of a domestic boundary fence and access gate and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact upon Character/appearance of Conservations Area:

The proposal site is located within the designated Whalley Conservation Area. With reference to making decisions on applications for development affecting the setting of a Conservation Area, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

"... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

Policy DME4 of the Ribble Valley Core Strategy states that *"proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance."*

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy states that *"there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting."*

The proposed development would be sited to the rear of the application property and although it would be visible from the access track which runs to the rear of the terraced row of properties, this is a private road which does not form part of any important views within the Conservation Area. In addition to this, the proposed fence and access gate would appear similar to the existing fence which marks the boundary of the adjacent residential property at No.13 Brookes Lane, matching it in height. In view of this and given the limited public visibility which would be afforded the proposed development, it is not considered that the works would result in any significant detrimental harm to the significance or character of the Whalley Conservation Area.

Impact Upon Residential Amenity:

The proposed fence and access gate would have a maximum height of 1.6m and would not be situated directly adjacent to any neighbouring habitable room windows. As such, it is not considered that the

proposal would result in any measurable undue harm upon neighbouring residential receptors by way of overshadowing, loss of outlook or daylight.

Visual Amenity/External Appearance:

The proposed works would not be afforded a high level of public visibility, being sited to the rear of the terraced row of properties and accessed solely via a private access track. Notwithstanding this, the proposed fence and access gate would remain in keeping with the existing boundary fence featured to the neighbouring property at No.13 Brookes Lane and therefore would not read as an anomalous or discordant addition to the proposal site or surrounding area.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highway Authority, and no objection has been raised. The proposal is therefore considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

No ecological constraints have been identified with respect to the proposed development. The development is exempt from the mandatory Biodiversity Net Gain requirements as it is a householder application.

Other Matters:

Flood Risk

The proposal site is located within Flood Zone 2 and 3, as well as being at risk from surface water flooding. The application has been accompanied by a Flood Risk Assessment in support of the proposal which states that the proposed fence would not increase the vulnerability of the site to flooding. This finding is accepted. In addition to this, the proposal would not increase the extent of impermeable surface, nor would it result in a detrimental impact upon the existing flood storage capacity of the site. With the above in mind, the proposal is considered acceptable with respect to Policy DME6 (Water Management) of the Ribble Valley Core Strategy.

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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