


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	16/10/2025	Manager:	SK	Date:	16.10.25
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Application Ref:	2025/0617			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/09/2025	Site Notice:	24/09/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed creation of two new door openings and insertion of two sets of patio doors on the gable end of the south west elevation.
Site Address/Location:	Whins Farm, The Whins Sabden BB7 9HP.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DMH5: Residential and Curtilage Extensions

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

Relevant Planning History:

2021/1014: Proposed single storey extension (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application concerns a double gabled detached cottage situated to the North of a group of dwellings known as Higher Whins, leading off Whalley Road in Sabden. The property benefits from a large garden

extending outwards to the West of the property and extends significantly towards the South of the property's curtilage. The curtilage of the property falls within the Forest of Bowland national Landscape.

Proposed Development for which consent is sought:

Consent is sought for the installation of two new door openings, to be fitted with glazed doors, in the southwestern gable elevation of the application property.

Impact Upon Residential Amenity:

The application dwelling is set within a large residential curtilage, as such the southwestern gable elevation does not directly face any residential dwelling or neighbouring curtilage. The proposed development will therefore have no adverse impact on residential amenity.

Visual Amenity/External Appearance:

Policy DMG1 of the Core Strategy states that all development must be of a high standard of building design, 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.

The proposed development is modest being for the creation of two new door openings in the gable elevation which will be fitted with glazed doors. The property is set within a significant residential curtilage, and benefits from having a private drive as an access point which solely serves the application site. As a result, the development will not be visually prominent.

The proposed aluminium doors have a slim frame profile and as such will not harm the character of the existing dwelling, being of similar profile to timber frames.

Highways and Parking:

No highway implications identified.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

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.