


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	27.11.25	Manager:	LH	Date:	27.11.25
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Application Ref:	2025/0668			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	Pre-App	Site Notice:	N/A	
Officer:	Stephen Kilmartin			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed full repair and conversion of the existing Field Barn to make a dwelling house within the linked farmhouse cluster at Alder House Farm.
Site Address/Location:	Alder House Holden Lane Bolton by Bowland BB7 4LZ

CONSULTATIONS:	Parish/Town Council
Bolton By Bowland Gisburn Forest and Sawley Parish Council have objected to the proposal stating the following: <i>The property is a separate dwelling to the main residence with its own private road, so it does not seem to conform with RVBC's planning regulations related to developing residential properties in the AONB.</i> <i>The development could be sold on or used for a holiday let. To allow this application would appear not be consistent with previous applications such as that relating to the land next to Southport House in Sawley which has been rejected by RVBC.</i>	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Archaeology:	Lancashire Historic Environment Team have raised no objection to the proposal stating the following: <i>The barns at Alder House appear to originate in the early part of the 19th century, the heritage statement supporting the application mentioning a datestone from the 1820s. Dated buildings are particularly significant as they allow dated features to be compared to similar features in undated buildings and thus track changes over time in more detail than would otherwise be possible. The construction of the buildings in the 1820s might be related to the ending of an agricultural depression initially triggered by the end of the Napoleonic Wars in 1815 and perhaps to grain prices controlled by the Corn Laws of the time, although the Forest of Bowland can never have been a significant cereal producing area.</i> <i>We would advise therefore that an archaeological building record be made of the barns prior to their conversion. The photos in documents supporting the application indicate that there is a certain quantity of debris in some parts of the buildings and this should be cleared prior to recording. The photos and structural reports also indicate that there are areas where there is significant damage to roofs and floors caused by water ingress which may limit safe access to parts of the buildings. If the initial assessment by an archaeological contractor carrying out the recording is that areas cannot be safely recorded these should be subject of a second phase of recording once the site has been taken over by the building contractors and the structures made secure for contractors to work on them.</i> <i>This should be secured by placing a condition on any planning permission that is granted. The following wording would be appropriate:</i>

Condition:

No development including any demolition works shall take place until the applicant or their agent or successors in title has secured the implementation of a programme of building recording, analysis and reporting work. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should be the creation of a record of the building to level 3 as set out in "Understanding Historic Buildings" (Historic England 2016). The work must be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists. A copy of this record shall be submitted to the Local Planning Authority and the Lancashire Historic Environment Record.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

LCC Highways:

The Local Highways Authority have requested further information in relation to the proposal.

CONSULTATIONS:

Additional Representations.

No other representations received in respect of the proposed development.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EN4: Biodiversity and Geodiversity
Key Statement DM12: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DME5: Renewable Energy
Policy DME6: Water Management
Policy DMH3: Dwellings in the Open Countryside and AONB
Policy DMH4: The Conversion of barns and other Buildings to Dwellings
Policy DMH5: Residential and Curtilage Extensions

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

Relevant Planning History:

No recent planning history directly relevant to the building to which the application relates.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing isolated stone-built 'field barn' associated with Alder House Farm, Holden Lane Bolton By Bowland. The application building is located outside of any defined settlement limits, being located within the Forest of Bowland National Landscape, with the area being largely characterised by open aspect agricultural land.

Proposed Development for which consent is sought:

The application seeks consent for the conversion of the existing Field barn to that of residential purposes, with the details submitted in support of the application also proposing the creation of an 'informal car-parking' area to serve the proposed dwelling with an access track also being proposed to facilitate vehicular and pedestrian access to the building.

In respect of the proposed external alterations to the Field Barn, these can be summarised as follows:

- North-west Elevation:
Introduction of two new window openings and one door opening
- South-west Elevation:
Introduction of two new window openings and creation of recessed infill in 'cart-door' opening to accommodate glazed door with sidelights
- South-east Elevation:
Creation of three windows at first floor and introduction of three timber frame windows into existing openings at ground floor
- North-east Elevation:
Introduction of timber framed window into one opening at ground/lower ground floor, introduction of one feature window above existing doorway opening serving external stair

The documents submitted in support of the application further state that the conversion will involve the following:

Repointing:

Removal of cementitious mortar and replacement with lime mortar to improve breathability and prevent further stone deterioration.

Repair of Damaged/Rotten Windows:

Original windows will be repaired where feasible. Rotten or irreparable elements will be replaced with materials matching the existing profile and character.

Reinstating Buildings Weathertightness and Allowing Appropriate Time to Dry Out:

Roof will be repaired with salvaged or new materials where needed, and rainwater goods will be replaced to ensure effective water management.

Roof Repair:

Damaged or rotten softwood rafters and purlins will be replaced. Roof slates will be repaired and reinstalled where possible. New lead flashings and rainwater goods to be installed to protect against future water ingress.

Repair of External Walls:

Any cracked walls will be repaired to further stabilise the structures.

Proposed Ground Regrading:

Preventative works are proposed to regrade the ground and conceal external retaining walls on the North-West and South-East elevations. The earth will be kept away from the building, ensuring that the ground level lies 150mm below the finished floor level to prevent the ingress of rising damp.

Repair Floor Joists:

Decayed timber joists will be treated or replaced with DPM-protected joists to ensure stability and longevity.

Minor Internal Layout Alterations:

The building conversion will preserve the character and appearance of the structure without requiring major alterations. Adjustments will be made to create functional spaces while respecting the original layout, in align with Policy DMH4.

Insulating Thermal Envelope to Permit Renewable Incentives:

The insulation of the roof and walls will be explored where possible, using breathable materials to align with conservation best practices and allow for renewable energy incentives where it is considered appropriate.

'The conversion will retain the original stone construction and its key architectural features, ensuring the barns maintain their impact on the landscape setting and its specific rural character. The barn's original two-level layout will be preserved, with the living space, kitchen, and dining areas located on the upper floor level and accessed via the main barn door entry. Bedrooms will be positioned on the lower ground level. This approach respects the barn's historic functionality while providing a logical and efficient use of the spaces for modern living.

As part of the conversion, a new private estate road will be created that follows the existing line of a previously used farm track, extending from the Farmhouse. This access route respects the historical layout of the site while providing practical connectivity. A parking area is discreetly cut into the contours of the land to ensure it remains invisible when approaching the barn and also completely hidden from the road and the public realm, preserving the barn's presence in the landscape and maintaining the existing link to the cluster.

The immediate outside space around the barn is currently surrounded by existing stone walls, presumed to have been historically used for livestock, some of which now in disrepair. This area will be repaired and reinstalled to create an enclosed garden area, ensuring this feature remains and is maintained while providing a defined and private outdoor amenity space that complements the dwelling'.

In respect of the proposed access track, it is proposed that the track will interface with the existing track that serves 'Alder house' to the south-east, with the extents of new track proposed measuring approximately 370m in length.

Principle of Development:

The proposal seeks consent for the creation of a new residential dwelling, outside of a defined settlement within the Forest of Bowland National landscape, through the conversion of an existing agricultural building. As such Policy DMH4 of the Ribble Valley Core Strategy is engaged with the policy stating the following:

Policy DMH4:

Planning permission will be granted for the conversion of buildings to dwellings where:

- 1. The building is not isolated in the landscape, i.e. it is within a defined settlement or forms part of an already group of buildings, and*
- 2. There need be no unnecessary expenditure by public authorities and utilities on the provision of infrastructure, and*
- 3. There would be no materially damaging effect on the landscape qualities of the area or harm to nature conservations interests, and*

4. *There would be no detrimental effect on the rural economy, and*
5. *The proposals are consistent with the conservation of the natural beauty of the area.*
6. *That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

The building to be converted must:

1. *Be structurally sound and capable of conversion for the proposed use without the need for extensive building or major alternation, which would adversely affect the character or appearance of the building. the council will require a structural survey to be submitted with all planning application of this nature. this should include plans of any rebuilding that is proposed.*
2. *Be of a sufficient size to provide necessary living accommodation without the need for further extensions which would harm the character or appearance of the building, and*
3. *The character of the building and its materials are appropriate to its surroundings and the building, and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting, and*
4. *The building has a genuine history of use for agriculture or another rural enterprise.*

Whilst it is noted that Policy DMH4, in principle, lends support for the conversion of barns and other buildings to that of residential use, the primary criterion of Policy DMH4 (DMH4(1)) states that such proposals will be supported whereby the building to be converted *'is not isolated in the landscape, i.e. it is within a defined settlement or forms part of a group of buildings'*. In this respect, given the proposal is not located within a defined settlement consideration must be given in respect of whether the building to be converted would benefit from a configuration whereby it *'forms part of a group of buildings'*.

The existing Field Barn is located approximately 288m north-west of 'Alder House', with 'Greaves Cottages' being located approximately 359m to the north-east of the application building, with the building not benefitting from any other relationship with existing nearby built form. In this respect, it is considered that it cannot be reasonably argued the building to be converted forms part of a grouping with these buildings. Nor can it be considered that they are visually read as 'a group' particularly due to the large distances between the existing buildings and the Field Barn.

In this respect, the building to which the application relates is clearly read as being a standalone building. As such the support afforded by DMH4, in this case, is considered to be fully disengaged. Particularly insofar that the building fails to meet the exception criterion (DMH4(1)) which requires that the building to be converted should benefit from a relationship and configuration whereby it *'forms part of a group of buildings'*.

Taking account of the above, the proposal is considered to be in direct conflict with the requirements of Policy DMH4 of the Ribble Valley Core Strategy insofar that the building to be converted is visually read as being isolated in the landscape by virtue of not being part of nor forming part of a group of buildings.

Further Policy Considerations:

Given the proposal fails to meet the primary exception test of Policy DMH4 in that the building to be converted should form part of a group of buildings. Consideration must also be given in respect of the proposals compliance with other development plan policies relevant to the creation of new residential dwellings outside of defined settlement limits.

In this respect Key Statements DS1 and Policies DMG2 and DMH3 are of the Ribble Valley Core Strategy are considered fully engaged, particularly for the purposes of assessing the appropriateness of the proposed conversion and in relation to locational matters or whether such a proposal would meet exception criterion relating to 'local need'. With Policies DMG2 and DMH3 reading as follows:

Policy DMG2:

Development should be in accordance with the core strategy development strategy and should support the spatial vision:

- 1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.*

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

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. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

In protecting the designated Area of Outstanding Natural Beauty, the council will have regard to the economic and social well-being of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation.

Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications. For the purposes of this policy the term settlement is defined in the glossary. current settlement boundaries will be updated in subsequent DPD's.

Policy DMH3:

Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

- 1. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
- 2. The appropriate conversion of buildings to dwellings providing they are suitably located, and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
- 3. 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.

DMG2 and DMH3 Policy Compliance:

The building to be converted is located in a relatively remote location, being outside of a defined settlement and within the Forest of Bowland AONB. In this respect Policy DMH3 states that that residential development will be limited to *'residential development that meets an identified local need'* and the appropriate conversion of buildings provided they are *'suitably located'* further stating that the building must be *'capable of conversion without the need for complete or substantial reconstruction'*.

Policy DMG2 provides further context in relation to the location aspirations for new residential development within the Borough, stating that outside the defined settlement areas residential development should be for *'local needs housing which meets an identified need'*, a requirement which is also reiterated within Key Statement DS1. No information has been provided that would suggest the proposed residential occupation of the dwelling would be for that of local needs housing which meets an identified need.

As such, notwithstanding the already identified conflict with Policy DMH4, the proposal is considered contrary to Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling in the Forest of Bowland National Landscape, located outside of defined settlement limits, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.

Impact Upon Residential Amenity:

The application building is located in a relatively remote location with the nearest existing residential receptor being Alder House, located approximately 288m to the south-east. As such, notwithstanding other development management considerations, given the remote location of the existing building and given it does not benefit from any direct inter-relationship with existing nearby residential receptors, it is not considered the proposed conversion will result in any adverse measurable impacts upon existing nearby residential amenity.

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:

The proposal seeks consent for the conversion of an existing building located within the Forest of Bowland National Landscape. As such Key Statement EN2 and Policies, DMG1, DMG2 and DMH4 are fully engaged for the purposes of assessing any likely visual impacts resultant from the proposal and the suitability of the building in terms of its current contribution to the character of the area and ability for the building, post conversion, to result in the enhancement of the character of the area.

In this respect it is recognised that that the building to be converted possesses a character and is constructed of material that *'are appropriate to its surroundings and the building and its materials are worthy of retention because of its intrinsic interest or potential or its contribution to its setting'* as required by Policy DMH4.

In respect of the proposed external alterations to the Field Barn, these can be summarised as follows:

- North-west Elevation:
Introduction of two new window openings and one door opening
- South-west Elevation:
Introduction of two new window openings and creation of recessed infill in 'cart-door' opening to accommodate glazed door with sidelights
- South-east Elevation:
Creation of three windows at first floor and introduction of three timber frame windows into existing openings at ground floor
- North-east Elevation:
Introduction of timber framed window into one opening at ground/lower ground floor, introduction of one feature window above existing doorway opening serving external stair

Whilst the proposed alterations will result in the character of the building becoming clearly residential, the proposed alterations are considered to be minimal in their intervention and as such would not undermine the inherent character of the building to a degree that would be considered significantly harmful.

However, in respect of the proposed access track, it is proposed that the track will interface with the existing track that serves 'Alder house' to the south-east, with the extents of new track proposed measuring approximately 370m in length.

Whilst it is noted that there is an existing track off Holden Lane serving Alder House, the extents of the new track proposed, including the extents of its visual incursion into at present untouched greenfield agricultural land, would result in the introduction of an incongruous form of development that would result in the visual suburbanisation of the landscape character of the area. Being of significant detriment of the character, appearance and visual amenities of the Forest of Bowland National Landscape, contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

The Local Highways Authority have requested further information in relation to the proposed development stating the following:

The location plans for both the proposals (25/0668 and 25/0667) also do not include the access track within the red edge, which needs to be included up to the adopted highway line. Given that these proposals will result in an increase in dwellings along the private access track, please can a detailed site access plan for the junction with Holden Lane be provided along with a detailed access track drawing, showing any existing passing places along its length.

Further information required for both applications would therefore be:

A detailed parking plan showing at least 3 parking spaces, measured 2.4m wide and 5m long. Where they are adjacent to a fence or similar obstruction an additional width of 0.6m should be provided and if the driveway/parking area has shared pedestrian access an additional 0.8m should be provided.

Clear turning provisions, given the need to enter and exit in a forward gear to ensure there is no reversing on Holden Lane and remove any conflict on the private access track.

An amended location plan including the access track up to where it meets the adopted highway. A detailed drawing of the access track, showing the width and any existing passing places along its length to ensure minimal conflict on the private track and prevent any reversing back to the access point with Holden Lane.

A detailed site access drawing – to ensure it is an appropriate width and length to support access to 3 dwellings and remove any conflict occurring on Holden Lane.

Given the proposals failure to comply with the exception criterion of Policy DMH4, consideration must be given in respect of the location of the proposed residential planning unit and as to whether the location would be considered a sustainable location for the creation of a new residential planning unit.

In this respect Key Statement DMI2 requires that 'new development should be located to minimise the need to travel. Also, it should incorporate good access by foot and cycle and have convenient links to public transport to reduce the need for travel by private car'. With Policy DMG3 stating:

In making decisions on development proposals the Local Planning Authority will, in addition to assessing proposals within the context of the development strategy, attach considerable weight to:

The availability and adequacy of public transport and associated infrastructure to serve those moving to and from the development –

- 1. The relationship of the site to the primary route network and the strategic road network.*
- 2. The provision made for access to the development by pedestrian, cyclists and those with reduced mobility.*
- 3. Proposals which promote development within existing developed areas or extensions to them at locations which are highly accessible by means other than the private car.*
- 4. Proposals which locate major generators of travel demand in existing centres which are highly accessible by means other than the private car.*
- 5. Proposals which strengthen existing town and village centres which offer a range of everyday community shopping and employment opportunities by protecting and enhancing their vitality and viability.*
- 6. Proposals which locate development in areas which maintain and improve choice for people to walk, cycle or catch public transport rather than drive between homes and facilities which they need to visit regularly.*
- 7. Proposals which limit parking provision for developments and other on or off-street parking provision to discourage reliance on the car for work and other journeys where there are effective alternatives.*

All major proposals should offer opportunities for increased use of, or the improved provision of, bus and rail facilities. All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The council will protect land currently identified on the proposals map from inappropriate development that may be required for the opening of stations at Gisburn and Chatburn. Any planning application relating to these sites will be assessed having regard to the likelihood of the sites being required and the amount of harm that will be caused to the possible implementation of schemes.

The council will resist development that will result in the loss of opportunities to transport freight by rail.

In respect of the above, the proposal would result in the creation of a new residential planning unit in a remote location that would not benefit from walkable access to a wide range of services or facilities, with the nearest bus stop being located approximately 1 mile to the south of the application building, being accessed via Holden lane, which does not benefit from a dedicated footway to accommodate pedestrian movements.

As such, taking account of the above, it is considered that the proposed conversion would lead to an unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of

Key Statement DMI2 and Policy DMG3 of the adopted Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

Landscape/Ecology:

The application has been accompanied by a Preliminary Bat Roost Assessment, with the building being referred to as 'B4' within the report. The submitted report concludes the following:

23. *While no evidence of bats was noted during the survey, significant areas were either inaccessible due to unsafe floors and/or clutter prevents access or obscures evidence. Therefore, not finding evidence does not mean evidence of absence of bats.*
24. *At this stage it is considered likely that some roosting will be found of more common species like pipistrelle but equally some of the more rural species like myotis and brown long eared can be anticipated. Roosting could be anticipated in the spring to autumn season in Building 2 but there is potential for hibernation in B3 and B4.*
25. *In line with best practice guidelines (Bat Conservation Trust, 2023), further survey should be carried out to establish if potential roost features are being used by bats. This should take the form of three surveys of B3 and B4 and two for B2. Surveys should be undertaken during the active bat survey season, which runs from May to August inclusive, with September providing sub-optimal conditions.*
26. *Additionally, hibernation monitoring is recommended on B3 and B4. This to be in the form of static bat detectors left to run from November to March.*
27. *Should evidence of bats be found, and proposals will result in impacts to bats or their roosts, a mitigation licence from Natural England is likely to be required. Further survey would likely be necessary to support a licence application. There is no reason to suppose that development proposals could not accommodate any bats potentially roosting on site, but some design modifications may be needed to do this, all depending on the findings of follow up survey.*

In respect of further surveys of the application building, the report recommends further surveys as follows:

- Hibernation monitoring November 2025 – March 2026
- Three visits May-August 2026

As such and taking account of the above, given the submitted report recommends further surveys, it cannot be reasonably determined at this stage that the proposal will not result in undue impacts upon protected species, nor can appropriate mitigation be proposed insofar that an assessment of potential impacts cannot be ascertained at this stage.

In light of the above, the applicant at this stage, has failed to adequately demonstrate that the proposal will not result in any undue impact(s) upon protected species or species of conservation concern.

IN respect of 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). The applicant has stated that the proposal will impact upon less than 25 Sqm of non-priority habitat and as such should be considered to fall into the de-minimis category, being exempt from the BNG requirements.

However, the submitted details propose the creation of an 'informal car-parking area via the 'cutting-in' to the land to the north-west of the application building. With it further being proposed that a vehicular access track, for a length of approximately 370m will be created to facilitate access to the building upon

its conversion. With the cumulative area of non-priority habitat being impacted as a result of the proposal, significantly exceeding the 25 Sqm de-minimis threshold.

As such the authority considers the proposal would not fall within the de-minimis category. Taking this into account, it is considered that the applicant has failed to demonstrate that the proposal will result in or deliver 10% Biodiversity Net Gain as required by 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).

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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s).

01: The proposal is considered to be in direct conflict with Policy DMH4 of the Ribble Valley Core Strategy. Particularly insofar that the building to be converted is visually read as being isolated in the landscape and fails to benefit from a configuration or relationship whereby it can be considered that it forms part of a group of buildings.

02: The proposal is considered contrary to Key Statement DS1 and Policies DMG2 and DMH3 of the Ribble Valley Core Strategy insofar that approval would lead to the creation of a new residential dwelling in the Forest of Bowland National Landscape, located outside of a defined settlement boundary, without sufficient justification insofar that it has not been adequately demonstrated that the proposal is for that of local needs housing that meets a current identified and evidenced outstanding need.

03: The proposal, by virtue of the extents of the proposed vehicular access track, would result in the introduction of an incongruous form of development that would result in the visual suburbanisation of the landscape character of the area. Being of significant detriment of the character, appearance and visual amenities of the Forest of Bowland National Landscape, contrary to Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

04: The proposed conversion would lead to an unsustainable pattern of development, without sufficient or adequate justification, insofar that occupants of the residential dwelling would fail to benefit from adequate walkable access to local services or facilities - placing further reliance on the private motor-vehicle contrary to the aims and objectives of Key Statement DMI2 and Policy DMG3 of the Ribble Valley Core Strategy and the National Planning Policy Framework presumption in favour of sustainable development.

05: The applicant has failed to adequately demonstrate that the proposal will result in or deliver 10% Biodiversity Net Gain as required by 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).