


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>06/01/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>8/1/26</b>
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<b>Application Ref:</b>	2025/0706				Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	27/11/2025	<b>Site Notice:</b>	27/11/2025		
<b>Officer:</b>	EP				
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>

<b>Development Description:</b>	Proposed repositioning of side door entrance to the flat above.
<b>Site Address/Location:</b>	1 Bonny Grass Terrace Billington BB7 9LY.

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

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	LCC Highways raise no objection.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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 EC2: Development of Retail, Shops and Community Facilities

Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**2023/0770:** Proposed reconfiguration of first floor accommodation and installation of new external staircase to provide access to first floor apartment. Removal of ground floor side door opening and extension of retail area into current lobby, stairwell, toilet and office area. (refused).

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to an end terraced property on Bonny Grass Terrace, Billington. The property benefits from a village shop to the ground floor with a residential apartment to the first floor. The surrounding area is predominantly residential, and the application property is not on any designated land.

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

Consent is sought for the relocation of the existing side access door at the property. The new access will remain on the North-Eastern side elevation but will be sited closer to the rear elevation of the property.

**Impact Upon Residential Amenity:**

The proposed new access door is sited to the North-Eastern elevation of the building where there are no immediately adjoining neighbours. The closest neighbouring property is No.9 May Terrace, which is in excess of 10 metres away from the proposed development. As such, no adverse impact on residential amenity is expected.

**Visual Amenity/External Appearance:**

Policy DMG1 of the Ribble Valley Core Strategy States that states that development must

- *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.*
- *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.*

Bonny Grass Terrace is primarily a residential street comprised of uniform terraced properties that are largely unaltered. The adjoining streets known as May Terrace and West View terrace host the same, relatively uniform configuration.

This application seeks to relocate the existing North-Eastern side access door bringing it closer to the rear elevation of the dwelling by approximately 1m. The North-Eastern elevation of the application dwelling is readily visible from a large number of public vantage points within the vicinity. However, given the modest nature of the proposal, it is not considered there would be any adverse impacts to the character or visual amenities of the wider area on the basis that external appearance of the building will not be significantly altered.

**Highways and Parking:**

LCC Highways were consulted in relation to the proposal and raise no objection.

**Landscape/Ecology:**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

**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 approved subject to planning conditions.