


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	28/11/2025	Manager:	SK	Date:	1.12.25
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Application Ref:	2025/0717			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	Various.	Site Notice:	11/11/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Extension of porch to form cloakroom/store.
Site Address/Location:	Higher House Barn Back Lane Newton BB7 3EE.

CONSULTATIONS:	Parish/Town Council
Newton Parish Council raise no objections.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DMH5: Residential and Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2025/0716: Non material amendment to application 3/2024/0368 involving change of roof tile, installation of roof lights, change in material on new elevation from render to natural sand/limestone. (approved with conditions).</p> <p>3/2024/0368: Proposed extension of existing garage to form single-storey office/utility space. Reconfiguration of patio doors on north-east elevation of main house. Resubmission of application 3/2023/0293. 9approved with conditions).</p> <p>3/2023/0293 - Proposed garage conversion and single storey side extension with glazed link to the house. (refused).</p>

3/2004/1181 - Erection of wood store, tool store and housing for water pump (approved with conditions).

3/2004/0387 – Barn Conversion (approved with conditions).

3/2003/0031 – Barn Conversion (approved with conditions) PD Removed.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to a barn conversion on the North Eastern side of Back Lane, Newton, within the designated National Landscape (formerly the AONB). The property comprises a semi-rural position, has one adjoining neighbour and is set within a large curtilage.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single-storey extension to increase the footprint of the existing porch.

Impact Upon Residential Amenity:

There is one neighbouring property in the vicinity, which adjoins the application dwelling. The proposed development is a modest infill extension to the South eastern side of the host dwelling and as such is completely screened by the existing dwelling itself for the adjoining neighbour. Therefore, no loss of light or overbearing impact would be caused resultant of the proposal.

Visual Amenity/External Appearance:

Policy DMG1 states that development must be *'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'*. It must also *'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'*.

With regards to development in the AONB, Key Statement EN2 states that: *'The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style features and building materials'*.

The proposed development is for an infill extension to increase the footprint of the existing porch. Once constructed the entire porch will measure 3.5m by 3.3m and will featuring lean-to roof which is consistent with the existing porch.

The porch will be constructed in natural stone and will feature slate roof tiles, both to match the existing dwelling. Given the siting of the porch to the rear of the dwelling, the development will not host a visually prominent position within the street scene.

Based on the above, the proposed development is considered acceptable and will not be of harm to the character of the area.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

A preliminary bat roost assessment was conducted at the application site on 06/10/2025. The survey concluded that there was no evidence of bats at the property and that the building offers negligible roosting potential. Therefore, no further action is required, however it is considered that there is an opportunity to boost roosting potential by introducing artificial bat boxes at the site.

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.