


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	14/5/26	Manager:	LH	Date:	15/5/26
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Application Ref:	3/2025/0724			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	3/10/25	Site Notice:	3/10/25					
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Erection of three-storey dwellinghouse with attached two-storey coach house adapted from existing structure. Planning permission previously granted (3/2024/0248) for similar sized house, existing house already demolished, and foundations for the accepted proposal have already been built.
Site Address/Location:	Hawthorn Bungalow, Rimington Lane, Rimington, BB7 4DP.

CONSULTATIONS:	Parish/Town Council
Rimington and Middop Parish Council:	Objections raised with regards to the visual impact of the proposal and affordability of the proposed dwelling.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
United Utilities:	No comments to offer.
RVBC Countryside:	Consulted 2/10/25 – no response received.

CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Presumption in Favour of Sustainable Development Key Statement EN2: Landscape Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport And Mobility Policy DME2: Landscape And Townscape Protection Policy DME3: Site And Species Protection And Conservation Policy DMH3: Dwellings In The Open Countryside And AONB Policy DMH5: Residential And Curtilage Extensions National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0535:

Variation of Condition 2 (Plans), 3 (Materials), 4 (Roof Lights), 10 (Land Levels), 12 (Access), 13 (Parking) on planning permission 3/2023/0660 (Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works) (Refused)

3/2024/0248:

Non-material amendment to planning permission 3/2023/0660 involving omission of two garage windows on the NW elevation, design modification to two approved dormer windows on garage, omission of the inset roof balcony on the SE slope of the house and addition of two sets of velux cabrio-roof windows, omission of the glazed corner wall on the SE and SW elevations serving the granny annexe, leaving glazed openings just on the SE elevation serving the granny annexe (Approved)

3/2023/0660:

Proposed demolition of existing bungalow and erection of a two-storey dwelling with garage and granny annexe. Alterations to existing access and associated external works (Approved)

3/2021/0341:

Proposed demolition of existing dwelling and erection of a two storey dwelling with garage and granny annexe. Alterations to existing access and associated external works. Installation of new sewage treatment plant and land soakaway (Approved)

3/2013/0795:

Renewal of Planning Permission 3/2010/0521 for the erection of a replacement dwelling (Approved)

3/2010/0521:

Replacement dwelling (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a partially constructed dwelling located on the Western edge of Rimington. The existing extent of development on site currently comprises the garage, playroom and annex components of the dwelling approved under previous application 3/2023/0660. Access to the application site is from Rimington Lane with the application site located within a semi-rural setting on the Western edge of Rimington's defined settlement boundary.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a replacement dwelling, new site access and associated hard and soft landscaping.

Principle Of Development:

The application site is situated outside of the defined settlement area of Rimington and as such lies within the open countryside with regards to its strategic location. Policy DMH3 of the Core Strategy regards the rebuilding or replacement of dwellings within the open countryside as permissible 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*

In this instance, the proposal involves the replacement of a former bungalow property of which the residential use had not been abandoned prior to its demolition. In addition, it is not considered that there would be any adverse impacts upon the surrounding landscape from the proposed development (this aspect of the proposal is assessed in more detail below in the 'Visual Amenity/External Appearance' section of this report) and no extension of the site's existing curtilage is proposed. Furthermore, the principle of residential development at this site has previously been established under planning application 3/2023/0660. Consequently, the proposal satisfies the requirements of Policy DMH3 and is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

Impact Upon Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed dwelling would be sited approximately 130 metres away from the nearest neighbouring property to the application site therefore it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

Paragraph 135 (c) of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting'.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.'

In this instance, the design of the proposed replacement dwelling as originally submitted comprised a sizeable two storey link element between the main house and its kitchen / living / dining room and boot room components. A sizeable integral garage component was also proposed initially with the Eastern facing eaves height of this structure comprising a height of just under 5 metres. These features were considered to be over dominant and unsympathetic additions to the main dwellinghouse by virtue of their bulk, massing and height, both of which were noticeably larger than the link and garage elements approved under previous application 3/2023/0660. In addition, numerous dormer and chimney features were proposed initially which were also considered to be unacceptable additions on the basis that these features would further exacerbate the bulk and massing effect of the proposed development. Further concerns were also raised with regards to the original sequence of fenestration proposed for the Southern and Eastern elevations of the dwellinghouse with respect to window quantities and proportions.

Following extensive negotiation an amended proposal has since been submitted with the principal elevation of the proposed link extension stepped back from the principal elevation of the main dwellinghouse and with

the floorspace within the upper level of the dwelling's integral garage component reduced, with these changes having subsequently created a clear visual break between the dwelling's link and garage components. Dormer windows have also been added to the upper level of the dwelling's integral garage component which in turn have facilitated a reduction to both the eaves and ridge height level of this structure. The dormer features previously proposed for the Southern and Eastern roof slopes of the dwelling have also been omitted from the proposal. These changes have resulted in a noticeable reduction to the bulk and massing effect of the proposal and as such are considered to be acceptable. In addition, reductions have been made to the width and height of the window openings proposed for the dwelling's Eastern elevation with a simplified design also incorporated to the architraves and door surround within this elevation. Furthermore, the proportions of the ground floor tripartite window openings within the Southern elevation of the dwelling have also been reduced. These changes have resulted in a more balanced sequence of fenestration and are therefore considered to be acceptable. The proposal seeks to retain five chimney features within the roofspace of the dwelling (omitting only one from the original scheme) however on balance the chimney features are not considered to be excessive in terms of size and would be evenly distributed across the roofspace of the dwelling. As such, the retention of these features within the proposed development is considered to be acceptable.

The proposed dwelling would exceed the former bungalow property which previously occupied the application site with respect to its height, footprint and cubic volume however analysis shows that proposed dwelling would comprise a similar footprint to the development previously approved under planning application 3/2023/0660, with the height of the proposed dwelling and its integral garage component being reduced from the previously approved scheme. As such, it is not considered that the proposed dwelling would be materially larger than the previous consent which is an extant planning permission and realistic fall-back position. The proposed dwelling would be detailed in traditional features including slate roof tiles, Yorkstone rubble with ashlar dressings and lime mortar and timber / steel doors and windows, all of which would be in keeping with the vernacular of dwellings the locality and with the replacement dwelling being a visual enhancement on the somewhat dated former 1970s bungalow property. The application site occupies a prominent roadside plot and as such would be visible in the public realm, particularly on approach to Rimington from the West, however built form has existed on the site since the 1970s and both the proposed dwelling would be set back from Rimington Lane with new tree and hedge planting providing a sufficient level of screening to the dwelling and site as a whole

Taking account of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore satisfy the requirements of Paragraph 135 (C) of the NPPF and Policy DMG1 of the Ribble Valley Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of conditions with respect to access arrangements, surfacing treatments, visibility splays, parking and turning areas, use of the dwelling's integral garage, cycle storage and construction management, all of which have been imposed on this consent. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

Trees / hedges

An Arboricultural Impact Assessment has been submitted in support of the application which indicates the removal of hedges however these are low value hedges and their loss would be mitigated through proposed native hedgerow planting therefore their removal is considered to be acceptable. The relocated driveway access proposed for the site would encroach into the root protection area (RPA) of a silver birch tree (identified as T1 in the submitted AIA) however the RPA of the affected tree is to be safeguarded by way of a construction

exclusion zone (CEZ) with a Cellular Confinement System to be utilised to construct the proposed driveway in order to avoid compromising the RPA of the affected tree. The submitted Arboricultural Impact Assessment has previously been reviewed by the Council's Countryside Officer who raised no issues with the works and methodologies proposed. Consequently, the proposed development raises no concerns with regards to impacts upon trees or hedges.

Prior to the application being registered the Council was informed by the applicant's agent that the site's construction access had been installed within the root protection area of T1, with an insufficient protective fencing zone having also been installed around the affected tree. Following this admission, an addendum to the Arboricultural Impact Assessment submitted under previous application 3/2023/0660 (which has also been submitted under this application) was provided as part of the application's validation process which states that the compacted gravel from within the root protection area of T1 is to be removed and with the correct tree protection fencing configuration to also be installed as shown on the Tree Impact & Protection Plan provided in support of the addendum to the original Arboricultural Impact Assessment. Removal of the compacted gravel and installation of the specified tree protection fencing would sufficiently safeguard the affected tree and is therefore considered to be acceptable.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of retrospective development.

Observations/Consideration of Matters Raised/Conclusion:

The proposed provision of a replacement dwelling accords with the aims and objectives of Policy DMH3 of the Core Strategy thus securing the principle of development. In addition, the proposed development would not have any undue impact upon the amenity of any neighbouring residents, nor is it considered that the development proposed would be harmful to the visual amenities of the area. Furthermore, the proposal raises no concerns with respect to impacts upon highway safety or the ecology of the area.

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.
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