


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	09/01/2026	Manager:	KH	Date:	09/01/26
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Application Ref:	2025/0727				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21/11/2025	Site Notice:	21/11/2025		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed addition of fire escape staircase provision to rear yard to service living area above existing public house.
Site Address/Location:	Stork Hotel Whalley Road Simonstone BB12 87NZ

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council raise no objection.	

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 EC3: Visitor Economy Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMB1: Supporting Business Growth and the Local Economy Policy DMB3: Recreation and Tourism Development National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2023/0882: Replace existing gate with a door and screens within the existing opening to the front elevation, provision of festoon lighting on timber posts to front and rear seating areas and removal of existing shelter to rear. 12/1983/0679 and 12/1983/0675: Alterations and signage scheme dealt with by Burnley Borough Council.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The Stork Hotel is a public house located on a main road through Simonstone. It has a detached car park on the southern side of Whalley Road and is attached to the east to a row of four terraced properties. There is a detached garage to the western side.

Proposed Development for which consent is sought:

The proposal is for the erection of an external staircase providing access and a fire escape from the first-floor accommodation to the rear of the site.

Impact Upon Residential Amenity:

There is a residential property attached to the eastern side of the existing public house. However, the proposed staircase is located to the western side of the building, where there are no immediately adjacent residential receptors. As such, it is not considered there would be any adverse impact on residential amenity resultant.

Visual Amenity/External Appearance:

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.'

The proposed external staircase is located to the rear of the application site and consequently does not host a visually prominent position within the street scene. Whilst an external staircase of this nature may not be typical for the area, given the screened location, it is not considered it would be of significant visual harm to the character of the building or wider area. On this basis, the scheme is considered acceptable.

Highways and Parking:

The proposal would not result in any changes to the existing car park to the south, the other highways implications identified.

Ecology:

Biodiversity.

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 16th October 2025. The survey concluded that no evidence of bats was recorded, and the building offers moderate roosting potential. It was concluded that no further surveys or action is required.

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.	