


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	23/04/26	Manager:	LH	Date:	23/4/26
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Application Ref:	3/2025/0729				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	20/01/26	Site Notice:	20/01/26			
Officer:	LW					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed two-storey replacement dwelling.
Site Address/Location:	Oak Lea, Osbaldeston Lane, Osbaldeston, BB2 7LT.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
United Utilities:	Direct the applicant to further sources of support and guidance on matters that might impact their proposal.

CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN3: Sustainable Development and Climate Change Key Statement EN4: Biodiversity and Geodiversity Key Statement DMI2: 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 DMH3: Dwellings in the Open Countryside and AONB National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached bungalow dwelling known as Oak Lea located to the south-eastern side of Osbaldeston Lane. The property is of a brick-built construction and benefits from an existing detached single garage and sizeable curtilage area. The proposal site itself is located just outside of the defined settlement limits of Osbaldeston and on land which benefits from an Open Countryside designation.

The site is relatively rural in nature, with the character of the immediate surroundings consisting of large detached two-storey dwellings situated within substantial plots in a linear pattern of development along Osbaldeston Lane. A Public Right of Way runs along the north-eastern boundary of the site.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing bungalow and associated garage and construction of a replacement two-storey, 5-bedroom dwellinghouse and detached double garage.

The replacement dwelling is proposed to be constructed from random coursed stone and render with Bradstone old quarried roof slates, white casement windows and French Grey painted timber doors with stone surrounds.

Principle of Development:

The application seeks consent for the construction of a replacement dwelling outside of any defined settlement limits. In this respect, Policy DMH3 of the Ribble Valley Core Strategy sets out the criterion for consideration in relation to residential development in the Open Countryside and reads as follows:

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*

With respect to criterion point three, the existing property is currently an occupied residential dwelling with the proposal intending to maintain the extents of the existing residential curtilage. As such, notwithstanding other development management considerations in respect of 'adverse impact on the landscape', the principle of the construction of a replacement dwelling in this location does not raise any significant over-riding conflict with Policy DMH3 of the Ribble Valley Core Strategy and is therefore considered acceptable.

Impact Upon Residential Amenity:

The openings proposed to the front north-western elevation of the proposed dwelling would not have a direct interface with any nearby residential properties. The openings would provide views towards the

curtilage associated with Sharples Farm and Slater House; however, a separation distance of approximately 21 metres would be in place between the proposed dwelling and domestic curtilage area of these neighbouring properties and therefore no significant loss of privacy would be resultant.

The openings proposed to the south-western side elevation of the proposal would provide some views towards School House Farm. However, this adjacent residential dwellinghouse does not benefit from any existing windows to its north-eastern elevation facing towards the proposal site and a separation distance of approximately 17 metres would be retained between the replacement dwelling and the common boundary with School House Farm. As such, no concerns are raised in this respect.

The north-eastern elevation of the proposed dwelling would be sited further towards the neighbouring property of Merryfield relative to the siting of the existing bungalow with multiple windows proposed at ground and first floor. However, a separation distance of approximately 21 metres would be retained between the proposed dwelling and south-western side elevation of Merryfield which would be sufficient for the purposes of preventing any direct overlooking and significant loss of privacy.

The openings to the rear of the dwelling would provide views solely towards the open fields which border the proposal site to the south-east.

Given the separation distances between the proposed development and nearby residential receptors it is also not anticipated that any measurable undue harm by way of overshadowing, loss of outlook or daylight would be resultant.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

Consideration must be given in respect of the potential for the replacement dwelling to result in undue impacts upon the character or visual amenities of the area.

The existing site comprises a modest bungalow and detached single garage located within a substantial curtilage. It is proposed to demolish all existing buildings and construct a replacement two-storey dwellinghouse, comprising five bedrooms, and a detached double garage. Whilst considerably larger than the existing bungalow, the proposed replacement dwelling would sit comfortably within the large curtilage area, being set back from the highway and in a similar position to that of the existing bungalow. In addition to this, the existing dwellings in the immediate locality of the proposal site are predominantly large two-storey properties set within sizeable plots, and therefore it is not considered that the proposed development would appear an incongruous or over dominant addition to the wider street scene when read in context with the nearby existing built form.

The submitted details propose that the replacement dwelling will be of a relatively traditional appearance, incorporating varied pitched roof forms, chimneys and a stone porch feature to the front. The more contemporary aspects of the dwelling which include a flat roof single storey orangery, glazed patio doors and full height window openings would be sited to the rear and north-eastern side elevation of the dwelling. Although these elevations would likely be visible from the Public Right of Way which passes along the north-eastern boundary of the site, their overall visual impact would be minimal. Furthermore, it is proposed that the dwelling will be faced in a combination of random coursed stone, render and Bradstone old quarried slate with white casement windows, French Grey painted timber doors and stone surrounds and quoins, largely reflecting the architectural style and material palette of adjacent residential properties. Samples of the proposed materiality have also been included within the submitted Design and Access Statement and are considered acceptable.

The proposed garage would be detached and positioned towards the western corner of the site. Whilst the garage would be sited slightly forward of the principal elevation of the replacement dwelling, it would be set back from the highway and viewed in context with the adjacent two-storey dwellinghouse known as School House Farm which is also set forward of the replacement dwelling.

Taking account of the above, it is not considered that the proposed development would result in any significant adverse harm upon the character and visual amenities of the immediate or wider locality.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways. The existing site access will remain unaltered and at least three off-street parking spaces would be provided which is considered acceptable for a 4+ bedroom dwelling. There are also provisions to turn within the site, allowing for ingress and egress in a forward gear. The Local Highway Authority therefore does not raise an objection to the development and are of the opinion that the proposal would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the imposition of conditions.

Landscape/Ecology:

A Bat Activity Survey Results Report, Arboricultural Impact Assessment and Biodiversity Net Gain Assessment have been submitted in support of the application.

Bats

The submitted Bat Activity Survey Results Report concludes that bats were absent from the building and bat activity was low on both of the surveys undertaken with occasional foraging around the buildings from common pipistrelles being the most common activity. Although no roost has been identified, a number of enhancement measures are recommended with respect to external lighting and compensatory bat boxes/ ridge access tiles. These measures can be secured via an appropriately worded condition.

Trees

In relation to identified impacts upon existing trees and/or hedgerow, the submitted Arboricultural Impact Assessment (AIA) notes that the development is projected to require the removal of two category B trees, and four trees, one group and part of one hedge which are category C. One group of trees is also considered unsuitable for long term retention regardless of the proposal.

These trees are predominantly young and located within the private garden setting whereby their loss would not significantly impact the wider visual amenity of the locality. The proposed layout also includes sufficient space for extensive new tree planting to mitigate the loss, the incorporation which can be secured by a condition.

The canopies of trees T1 and T2 are also proposed to be pruned to attain approximately 5m canopy clearance over the existing access driveway to ensure adequate clearance is maintained for vehicles accessing the site for construction activities. These trees also have partial encroachment of a section of the new driveway. However, the Root Protection Area and surrounding area can be protected and, assuming adequate protection is provided and suitable working methods followed, potential long term negative impacts can be reasonably minimised. This can also be secured by condition, along with the additional measures outlined within the Assessment.

BNG

In terms of achieving the mandatory 10% Biodiversity Net Gain (BNG) uplift, the submitted Assessment states that the proposal will result in a -24.22% / -0.23 habitat unit loss. The proposal will also result in a 0% change for hedgerow units. In order to achieve 10% net gain, 0.32 habitat units and 0.03 hedgerow units are required. The applicant proposes to deliver these net gains through purchasing off-site habitat units from a habitat bank. Two potential habitat banks have been identified, in Barnoldswick and Burnley.

Greater Manchester Ecology Unit have been consulted on the application; however, no response has been received to date. Notwithstanding this, necessary conditions can be imposed in order to secure a net gain in biodiversity for the site and satisfy the BNG legislation.

Observations/Consideration of Matters Raised/Conclusion:

As such, it is 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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