


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

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|----------------|-----------------|----|--------------|---------|-----------------|---------|--------------|----|
| <b>Signed:</b> | <b>Officer:</b> | BT | <b>Date:</b> | 29/1/26 | <b>Manager:</b> | 29/1/26 | <b>Date:</b> | LH |
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| <b>Application Ref:</b>            | 3/2025/0735 |                     |          |  | Ribble Valley<br>Borough Council<br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |  |
| <b>Date Inspected:</b>             | 14/10/25    | <b>Site Notice:</b> | 14/10/25 |  |  |  |
| <b>Officer:</b>                    | BT          |                     |          |  |  |  |
| <b>DELEGATED ITEM FILE REPORT:</b> |             |                     |          |  | <b>APPROVAL</b>  |  |

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| <b>Development Description:</b> | Proposed swimming pool, changing outbuilding, greenhouse and associated landscaping. |
| <b>Site Address/Location:</b>   | Laneside House, Sawley Old Brow, Sawley, BB7 4LF.                                    |

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| <b>CONSULTATIONS:</b>         | <b>Parish/Town Council</b>       |
| <b>Sawley Parish Council:</b> | Consulted 6/10/25 – no response. |

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| <b>CONSULTATIONS:</b>    | <b>Highways/Water Authority/Other Bodies</b> |
| <b>RVBC Countryside:</b> | No objections.                               |
| <b>United Utilities:</b> | No objections subject to conditions.         |

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| <b>CONSULTATIONS:</b>  | <b>Additional Representations.</b> |
| One letter of support has been received in relation to the proposed development. |                                    |

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement EN2: Landscape
- Key Statement EN5: Heritage Assets
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DME2: Landscape and Townscape Protection
- Policy DME4: Protecting Heritage Assets
- Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act Section, 66 & 72

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2025/0764:**

Beech Tree to be removed and Leylandii hedge to be removed and replaced with a red cedar hedge (Withdrawn)

**3/2016/0970:**

Fell willow tree and replant (Approved)

**3/1990/0897:**

Raising roof of rear extension to provide new bathroom (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:****Site Description and Surrounding Area:**

The application relates to a detached two storey property situated within the defined settlement area of Sawley within the Sawley Conservation Area and Forest Of Bowland National Landscape. The application site occupies a corner plot location with Sawley Old Brow running along the Southern boundary of the site and with Public Right Of Way BW0339008 running along the North-western perimeter of the site. Access to the application site from Sawley Old Brow with the Eastern corner of the application site accommodating the property's driveway and detached garage. The application property comprises an 'L' shaped footprint with rendered elevations and a gabled slate roof profile, with the property appearing to have been previously extended by way of a conservatory and rear two storey reverse gable extension. A modestly sized front garden area adjoins the principal South-western side of the property, with a larger triangular shaped rear garden area comprised of hard and soft landscaping adjoining the North-eastern side of the property. A cluster of residential dwellings lies directly adjacent to the East and South of the application site with the immediate area being predominantly residential, and with the wider area comprising a mixture of woodland, agricultural land and open countryside.

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

Planning consent is sought for the construction of a swimming pool, outbuilding, greenhouse and works of soft and hard landscaping.

**Impact upon Character/appearance of Conservation Area:**

The proposal site is situated within the Sawley Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Sawley Conservation Area Appraisal (2005)* identifies numerous elements as contributing to the Conservation Area's special interest which include:

- The ruins of Sawley Abbey (Grade I Listed Building and Scheduled Monument)
- Sawley Bridge (Grade II Listed Building)
- Numerous additional Listed Buildings
- Setting of the village on the banks of the River Ribble

- The backdrop of high hills and fells
- Numerous key views centred around the Northern and Eastern perimeter of the Conservation Area as referenced on the Sawley Conservation Area Townscape Appraisal Map

In this instance, the application site's rear garden area occupies a relatively unobtrusive location on the North-western edge of the Sawley Conservation Area and as such is not read in the context of any of the area's elements of special interest, Listed Buildings or key views referenced above. As such, it is not considered that the proposed introduction of two modestly sized buildings and a modestly sized swimming pool to the application site would have any undue impacts upon the special interest of the Conservation Area (the visual impact of the proposal is discussed in further detail below in the Visual Amenity/External Appearance of this report).

Taking account of the above, it is considered that the proposed development would be respectful to the historic character of the area, with the works proposed having a neutral impact upon the character and appearance of the Sawley Conservation Area. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **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, analysis shows that the proposed greenhouse and outbuilding would be located at a lower topography to the site's nearest neighbouring receptors of St. Mary's Barn, Meadow Bank and Ribble Bank, whereby a comfortable separation distance would also be in place between both new buildings and the aforementioned neighbouring receptors. In addition, the proposed swimming pool would be utilised within an existing domestic garden area and as such would not give rise to any noise or disturbances beyond those associated with the existing use of the site.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and 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 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.'*

With respect to development within Areas Of Outstanding Natural Beauty (now known as National Landscapes), Paragraph 189 of the NPPF states:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'*

The above is reiterated within Key Statement EN2 of the Core Strategy:

*'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. As a principle 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.'*

In this instance, the proposed development seeks to introduce a greenhouse and outbuilding to the rear garden area of the application property. Analysis shows that both of these buildings would be modestly sized structures with regards to their height and footprint and would therefore not read as over dominant additions to the application site. In addition, both buildings would be distinctly domestic in terms of their design and external appearance, with the lightweight aluminium frame of the greenhouse and timber clad elevations of the outbuilding being synonymous with the character of garden buildings typically utilised for incidental domestic use. Furthermore, the proposed swimming pool would be a modest feature in terms of area that would carry little discernible visual impact by virtue of its subterranean design, with the proposed works of hard and soft landscaping also providing the rear garden area with a more formalised layout compared with the existing arrangement in order to accommodate the proposed buildings and swimming pool. The application property's rear garden area is partially viewable within the public realm from Public Right Of Way BW0339008 therefore elements of the proposed development would carry some visual impact however as outlined above the proposed works as a whole would read as a proportionate and congruent form of development that would comfortably integrate with the domestic character of the application property's rear garden area.

Consequently, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

#### **Highways and Parking:**

The proposal would not involve any change to the existing parking arrangement on site therefore it is not considered that the proposed development would have any undue impact upon highway safety.

#### **Landscape/Ecology:**

##### Trees / hedges

A tree survey has been provided in support of the application which shows the presence of a Beech Tree, Locust Tree and Cypress hedge. The proposal seeks to remove the site's Beech Tree and Cypress hedge in order to accommodate the proposed development however the hedge to be removed is a low value feature (Category C) which would be replaced with a new native hedgerow of superior quality. Furthermore, analysis shows the Beech Tree to be removed as being in a notable state of decline (Category U) therefore its removal is considered to be acceptable. Moreover, these works have been subject to review from the Council's Countryside Officer who has raised no objections with respect to the proposed extent of tree and hedgerow removal. As such, the proposal raises no concerns with regards to impacts upon trees or hedges.

**BNG**

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

**Drainage**

The applicant has provided drainage details which can be conditioned.

**Observations/Consideration of Matters Raised/Conclusion:**

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity, the visual amenities of the area or historic character of the Sawley Conservation Area. Furthermore, the development as proposed does not raise any concerns with respect to 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.

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| <b>RECOMMENDATION:</b> | That planning consent be granted subject to the imposition of conditions. |
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