

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	09/12/2025	Manager:	LH	Date:	9/12/25

Application Ref:	2025/0736			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/12/2025	Site Notice:	30/10/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Regularisation of detached garden room.
Site Address/Location:	25 Middle Lodge Road, Barrow. BB7 9XS

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the application.	

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

CONSULTATIONS:	Additional Representations.
Two letters of representation have been received from three neighbouring properties. The main concerns are summarised below. - Noise disturbance - Loss of light to private amenity space - Visual Impact - Impact on property value The material planning considerations raised above have been addressed within the following report.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2024/0882: Non-material amendment to planning permission 3/2023/0609 involving addition of a door to the garden room. (approved with conditions). 3/2023/0609: Proposed detached garden room and conversion of attached garage to utility room and snug. (approved with conditions).

3/2021/0687: Proposed structure (open with back and sides) for a hot tub and bar/seating area in the rear garden. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property in Barrow. The property consists of brick, concrete roof tiles and white PVC doors and windows. The garden structure is sited at the far Southern extent of the property's rear garden. The surrounding area is residential comprising numerous detached dwellings within a recently constructed housing development.

Proposed Development for which consent is sought:

Retrospective consent is sought for the erection of a detached garden room within the rear the curtilage. A building of the same dimensions has been approved under application 3/2023/0609. This application proposes the building at an increased height due to a change in ground level during construction given the sloping topography of the original rear curtilage.

Impact Upon Residential Amenity:

An assessment of the impact of the structure has been made having regard to the plans submitted and a site visit / site photographs obtained.

The proposed garden structure remains modest in scale and any new opportunities for overlooking beyond the previous permission are considered to be limited, with views afforded from the building towards neighbouring gardens being no greater than views afforded from the applicant's rear garden. Accordingly, it is not considered that the proposed works would lead to an unacceptable loss of privacy for the neighbouring residents.

The garden structure would be situated approximately 10 metres away from the nearest neighbouring properties of No. 23 and 27 Middle Lodge Road, on the same footprint as the previous permission, and the additional height increase does not result in any adverse effect upon natural light provision or outlook for any neighbouring residents.

It is noted there have been concerns raised in respect of noise disturbance that could arise due to the construction of the garden building. However, noise disturbance from recreational activity associated with a domestic structure to be used incidentally to the main dwelling would not be a reasonable ground on which to refuse the application. It is not reasonable to suggest that the noise resultant of use of the garden building would exceed that afforded by use of the existing rear garden. In addition, a similar garden building was approved in 2023 and this application would result in no greater impacts.

Visual Amenity/External Appearance:

The garden structure would incorporate a lean-to roof design with a maximum height of 2.5 metres making it wholly subservient to the primary dwelling in terms of height, even with the resultant level changes. The outbuilding would span almost the entire width of the property's rear garden however it would have a relatively modest depth of 4 metres. As such, it is not considered that the garden structure would be over dominant in terms of its footprint or height, particularly when read in relation to the neighbouring garage immediately to the east.

The garden structure would be sited to the rear of the property away from the public realm where it would only be partially viewable from the rear elevations of No. 21, 23, 27 and 29 Middle Lodge Road therefore the visual impact of the proposal would be minimal.

Furthermore, several properties on the South-western side of Middle Lodge Road comprise garages and sheds within their rear curtilages and gardens therefore the proposed garden structure would not be an anomalous addition to the existing pattern of development. As such, it is not considered that the proposal would have any adverse impact upon the visual amenities of the area.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

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

Observations/Consideration of Matters Raised/Conclusion:

The proposal does not raise any concerns with regards to residential amenity in as much that the proposed development including levels raising would not lead to any unacceptable loss of privacy, natural light, outlook or measurable noise disturbances for any neighbouring residents.

Furthermore, it is not considered that the proposed garden structure would have any adverse impact upon the visual amenities of the surrounding area.

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.