


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	03/12/25	Manager:	KH	Date:	03/12/25
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Application Ref:	3/2025/0739				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/10/25	Site Notice:	16/10/25		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed replacement dwelling including amendment to facing material from previous approval 3/2022/0449.
Site Address/Location:	Lower Abbott House, Abbott Brow, Mellor, BB2 7HU.

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.

CONSULTATIONS:	Additional Representations.
No representations have been received.	

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 DMG3: Transport & Mobility Policy DME3: Site and Species Protection and Conservation Policy DME6: Water Management National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0622: Non-material amendment to planning permission 3/2022/0449 involving window and door openings to regularise as built arrangement (Approved). 3/2022/0449: Proposed replacement dwelling (Approved). 3/2021/0517: Proposed construction of a two-storey extension to the rear (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached two-storey dwellinghouse known as Lower Abbott House, situated off Abbott Brow. The property has recently been granted planning permission for a proposed replacement dwelling under application reference 3/2022/0449, with construction works currently in an advanced stage. A Non-Material Amendment application (3/2025/0622) has also recently been approved relating to alterations to the previously approved window and door openings.

The site to which the proposal relates is located within the defined settlement area of Osbaldeston and is adjoined/ faced by residential properties and a car sales/ repair garage to the north-west.

Proposed Development for which consent is sought:

Consent is sought for a revised scheme for a replacement dwelling. The scheme proposed under this application remains largely similar to the scheme approved under planning consent 3/2022/0449 and non-material amendment 3/2025/0622, albeit with alterations to the previously approved external facing materials. Whilst the previously approved dwelling was to be construction of stone to the roadside and a stone and rendered 'T-shaped' rear wing, it is now proposed to incorporate timber cladding to the rear wing. The footprint, height, internal configuration and fenestration design all remain unaltered.

Principle of Development:

The proposal relates to a revised scheme for a replacement dwelling, previously approved under extant planning consent 3/2022/0449. The principle of development has therefore already been established and secured.

Impact Upon Residential Amenity:

The footprint, height and window and door configurations of the proposed replacement dwelling would all remain the same as that previously approved under extant planning permission 3/2022/0449 and non-material amendment 3/2025/0622. As such, the development would not result in any greater impact upon the amenities of any nearby residents than that already approved. The proposal is therefore considered acceptable with respect to the impact upon residential amenity.

Visual Amenity/External Appearance:

As noted above, the footprint, height and fenestration design of the proposed replacement dwelling would all match the replacement dwelling approved under extant planning permission 3/2022/0449 and non-material amendment 3/2025/0622. The only alteration proposed to the design of the replacement dwelling is the incorporation of timber cladding to the rear of the property instead of the previously approved stone/render.

The revised scheme originally submitted with this application proposed the incorporation of cladding to both the rear of the stone-built element of the dwelling as well as the 'T-shaped' rear wing. However, this was considered to appear incongruous and unsympathetic. Following discussions with the agent, the extent of cladding has been reduced to only include the rear wing, with the rear of the stone-built element now proposed to be rendered, as per the original approval.

Whilst the entire rear wing of the dwellinghouse would still be cladded, this element of the replacement dwelling is already of a modern design in direct contrast with the traditional design incorporated to the stone-built element of the property. The proposed timber cladding would therefore be read in context with the contemporary design of the rear wing, with the glazed link and retention of render to the rear elevation of the stone-built element ensuring that a clear visual separation of the traditional and

contemporary elements would remain. In this respect, the more traditional features of the replacement dwelling would not be lost.

Moreover, whilst the rear of the site is visible from Abbott Brow, as well as the Public Right of Way which extends along the south-eastern boundary of the site, on the approach from the rear side, the rear wing of the dwelling would be screened somewhat by the topography and tree cover. To the west side, the dwelling is located directly adjacent to the wall of the car repair/ sales garage. As such, it is not considered that the incorporation of timber cladding solely to the rear wing of the dwelling would, on balance, result in a significant detrimental harm upon the street scene or wider area that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways Authority who have raised no objection to the development. The site will provide the 3no. car parking spaces required for a 4-bed dwelling and is in line with the previously approved application. The Local Highway Authority are therefore of the opinion that the proposed development 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:

Bats

Applications for the demolition of an existing dwelling and replacement with a new dwelling would usually necessitate the submission of a Bat Survey Report, carried out by a Licenced Ecologist prior to the commencement of development at the site in order to minimise risk of harm to protected species. However, it is acknowledged that works are already in an advanced stage following extant planning permission 3/2022/0449, with the former dwelling already demolished and the replacement dwelling partly built. In view of this, there is not considered to be any merit in requesting an updated bat survey be undertaken at the site in this particular instance.

Notwithstanding this, it is noted that a bat survey was submitted in support of 3/2022/0449 with planning permission subsequently granted subject to the imposition of a condition requiring details of artificial bird nesting boxes and artificial bat roosting sites to be submitted to and approved in writing by the Local Planning Authority prior to works commencing. This condition was partially discharged under application 3/2022/1076, insofar that the submitted information was considered acceptable. The previously approved details have been re-submitted as part of this application, with the bat and bird boxes shown on drawing PL.11 Rev E. The implementation of these details has therefore been secured by an appropriately worded condition in order to ensure that revised scheme still enhances the nesting and roosting opportunities for species of conservation concern and to reduce the impact of development.

BNG

The development is also exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is subject to the self-build exemption which has been secured through the provision of a unilateral undertaking.

Other Matters:

Flood Risk

The proposal site is at risk of surface water flooding. A Flood Risk Assessment has been submitted in support of the application which states that the application is only seeking amendments to the facing

materials of a previous approval for a replacement dwelling. There will be no overall increase to the impermeable areas on the site and the proposed finished floor levels are the same as previously approved, with the vast majority of the dwelling already constructed in accordance with extant approvals. With the above in mind, the proposed development is considered acceptable with respect to Policy DME6 Water Management.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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