


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	13/1/26	<b>Manager:</b>	LH	<b>Date:</b>	16.1.26
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<b>Application Ref:</b>	3/2025/0766			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
<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>

<b>Development Description:</b>	Proposed alterations and improvements to site access, alterations to elevations, creation of annex accommodation and associated works.
<b>Site Address/Location:</b>	Calder House, Settle Road, Bolton by Bowland, BB7 4NT.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Bolton-by-Bowland, Gisburn Forest and Sawley Parish Council:</b>	Consulted 9/10/25 – no response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections subject to conditions.

<b>United Utilities:</b>	Consulted 9/10/25 – no response received.
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<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
One letter of support has been received in relation to the proposal.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy                  Key Statement DS2: Sustainable development                  Key Statement EN2: Landscape                  Key Statement DMI2: Transport Considerations                  Policy DMG1: General considerations                  Policy DMG2: Strategic considerations                  Policy DMG3: Transport and Mobility                  Policy DME3: Site And Species Protection And Conservation                  Policy DMH5: Residential And Curtilage Extensions</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p><b>3/2025/0765:</b>                  Certificate of Lawfulness for proposed single-storey extension to the rear of the property (Approved)</p> <p><b>3/1978/0178/P:</b></p>

Proposed conversion of barn adjoining Calder House Cottage into additional residential accommodation (Approved)

**BO/1590:**

Form vehicular access to Calder house Cottage (Approved)

**BO/1518:**

Extend and alter Calder House Cottage (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a two storey farmhouse property situated on the North-western outskirts of Bolton-by-Bowland within the Forest Of Bowland National Landscape. Access to the property is from Settle Road with the application property forming part of a small cluster of farm properties which includes Calder Farm, Calder View, Chadwicks Farm and Chadwicks Barn. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

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

Planning consent is sought for alterations to the site's existing vehicular access points and parking arrangements along with alterations to the property's fenestration and hard landscaping works.

**Principle of Development:**

Annex accommodation

Policy DMH5 of the Ribble Valley Core Strategy allows for the provision of ancillary accommodation subject to the following criteria:

- 1. 'The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change'.*
- 2. The extension should generally speaking provide only a modest level of accommodation.*

In this instance, the proposed development seeks to utilise an existing living room, kitchen, store, bathroom and bedrooms within the confines of the application property for use as annex accommodation, with no changes proposed to the existing use of these rooms (with the exception of the store which is to be used as a utility room). As such, the proposed annex accommodation could comfortably be reintegrated into the host property in the event of changes to future living arrangements. In addition, the use of a living room, kitchen, store, bathroom and two bedrooms (all of which are modest spaces in terms of their size) is considered to fall within the threshold of a modest level of accommodation. Consequently, the proposed development raises no conflicts with criteria points 1 and 2 of Policy DMH5 and as such is considered to be unacceptable in principle.

**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, the two new window openings proposed for the front North-western elevation of the application property in place of the existing timber door openings would provide similar views to the existing windows in place on the property's principal elevation. In a similar vein, the new window openings proposed for the property's South-western gable and rear South-eastern elevation would provide similar views to the existing window openings in place (none of which interface with neighbouring receptors). As such, the proposed alterations to the property's fenestration raise no concerns with regards to loss of privacy.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents. The proposed development 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 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.'*

With respect to development within National Landscapes (previously known as Areas Of Outstanding Natural Beauty) 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.'*

Key Statement EN2 of the Core Strategy provides similar guidance:

*'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 property's existing timber window frames appear to be somewhat dated in terms of their appearance and condition and as such provide no discernible contribution to the character and appearance of the application property. The proposal seeks to replace the existing window frames with new window frames and whilst these would consist of a timber effect UPVC design, the replacement window frames would nonetheless comprise a heritage style design that would appropriately assimilate with the external appearance of the property and its open countryside setting. As such, the proposed scheme of replacement fenestration would deliver an enhancement to the character and appearance of the application property. Having regard to the new openings proposed, the proposed raising of two first floor window cills and creation of two new ground floor window openings would result in a more balanced solid to void ratio of openings across the property's principal elevation and as such is considered to be acceptable. Similarly, the new window openings proposed for the property's south-western gable would result in a more balanced solid to void ratio of openings across the property's

Southern profile and the new openings proposed for the property's rear elevation to serve the living room areas of the dwelling and annex accommodation would be facilitated through the use of existing door and window openings, with these new openings being in proportion with the existing solid to void ratio of openings in place within the rear South-eastern profile of the property. The additional works of hard landscaping proposed to facilitate the alterations to the site's vehicular access points, parking areas and rear garden area would formalise these areas with little visual impact relative to the existing arrangements in place therefore these works are considered to be acceptable.

Taking account of the above, it is considered that the proposed development would cumulatively deliver a minor visual enhancement to the character and appearance of the application property, application site and surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

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

The proposed development has been subject to review by Lancashire County Council Highways who in their initial response made a request for an amended proposed site plan to be provided in order to demonstrate a two metre clearance between the site's reconfigured Northern vehicular access point and an existing telegraph pole. Further requests were also made with regards to proposed boundary treatments and surfacing materials. An amended proposed site plan has since been provided showing a two metre clearance between the site's Northern vehicular access point and the aforementioned telegraph pole as requested. In addition, the height of the estate fencing at the property's frontage has been marginally reduced to ensure adequate visibility, with both vehicular access points also being surfaced in bound porous materials as requested. Furthermore, these details have been subject to further review from the LHA and no further issues have been raised with respect to access, parking or general highway safety. The LHA have recommended for the imposition of conditions with respect to surface treatments, visibility splays and use of the proposed annex accommodation, all of which have been imposed on this consent. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

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

##### 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.

#### **Other Matters:**

##### Sewer infrastructure

Constraint analysis shows the presence of a sewer which runs across the frontage of the application site in close proximity to the site's vehicular access points. It is unclear whether the proposed alterations to the site's access points would compromise the sewer infrastructure on site and no response has been received from United Utilities who have been formally consulted on the application. However, this is considered to be a matter covered by separate legislation and the applicant is advised to make contact with United Utilities if they have not done so already to discuss the works proposed.

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

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity or the visual amenities of the area and 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.

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