

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	23/06/2026	Manager:	LH	Date:	26/6/26

Application Ref:	2026/0768			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/12/2025	Site Notice:	19/12/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Planning Permission for proposed two-storey side extension.
Site Address/Location:	4 Abbeycroft, The Sands Whalley Clitheroe BB7 9TN

CONSULTATIONS:	Parish/Town Council
Whalley Parish Council made the following comments - Requests that the planning authority carefully considers the style, materials, and character of the existing building in assessing the applications. - Request that the planning authority determines whether an archaeological survey is required. - Requests that the planning authority ensures that appropriate flood risk assessment and mitigation measures are applied in line with national and local planning policy.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
One letter of representation was received raising the following points - Land in question is outside of residential boundary is possibly agricultural in use. - Possibility of archaeological remains/deposits at site.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Policy DMB4: Open Space Provision Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History:

3/2020/0849: Replacement of front door of a bespoke timber flood door similar to those at 1, 2 and 3 Abbeycroft. Replacement of back door with a four-panel style door with clear units and replacement of the windows.

3/2017/1019 - Insulation of roof by inserting 50mm kingspan foam between the timbers and covering with 12mm fire-proof plasterboard. LBC refused 21 December 2017.

3/2017/0221 - Replacement of all existing windows with timber, double-glazed units. LBC granted 21 July 2017.

3/2017/0730 - Flood defence to external back door. To be demountable aluminium system with anodized aluminium side posts to be concealed by powder coating to match existing door frames. Back door 1200 high, each will have an angle bracket with 7 holes per angle, starting 50mm down with 150 mm between each. Holes 6mm wide at 2 Abbeycroft. LBC granted 5 October 2017.

3/2017/0156 - Proposed alterations to a Grade II Listed Building by replacing the existing hardwood front door for a bespoke timber flood door at 2 Abbeycroft. LBC granted 20 April 2017.

3/2016/0726 - Replace front and rear doors with timber flood doors (resubmission of application 3/2016/0351). LBC granted 24 August 2016.

3/2016/0351 - Replacement front and back doors and installation of timber flood doors. LBC refused 22 June 2016.

3/2017/0088 - Proposed demolition of external toilet block and the construction of a single storey extension at the rear of 1 and 2 Abbeycroft. LBC refused 19 April 2017. Appeal dismissed 3 November 2017.

3/2016/022 - Proposed demolition of external toilet block and the construction of a single storey extension at the rear of 1 and 2 Abbeycroft. PP refused 26 February 2016. Appeal dismissed 24 October 2016.

3/2015/0058 (LBC) - Install ceilings to all roof spaces with Kingspan 50mm insulation then fireboards. Replace 20th century staircase with like for like replacement into the loft space. Replace and reskim internal stud partition and staircase to small storage area. Rewiring and replumbing. Repair and restore the main staircase on a like for like basis (3 Abbeycroft). LBC refused (for part implemented works) 17 February 2017.

3/2013/0056 (PA) & 0057 (LBC) - Proposed internal alterations to a Grade II Listed Building (2 Abbeycroft). Granted 25 April 2013 and 26 April 2013.

3/2012/0898/P (LBC) & 3/2012/0897/P (PA) - Alterations to a Grade II listed building both internal and to rear elevation at 2 Abbey Croft. Refused 21 November 2012.

3/2012/0515 & 0516 – Internal and external alterations to a Grade II listed building (2 Abbeycroft). LBC and PP refused 31 July 2012.

3/2011/0207 (LBC) - Proposed installation of toughened glass in the windows that are below 800mm as per building control regulations. Windows to be the same size, colour and style as existing but there will be a small logo in the bottom corner of the windows to show that it is toughened glass. LBC granted 15 September 2011.

3/2010/0402/P (LBC) - Replacement windows and minor internal alterations at No 1. LBC granted 21 October 2010.

3/2010/0162/P (LBC) - Retrospective application for replacement windows and minor internal alterations at No 1. LBC refused 23 April 2010.

3/1993/0393 – addition of first floor window in gable end (No 1). LBC granted 17 August 1993.

3/1993/0385 & 0386 – Amended alterations to convert property into two dwellings plus first floor extension and rear porch at 3 Abbeycroft. PP and LBC granted 13 August 1993.

3/1992/0329 & 0330 – Proposed formation of new party wall, recreate two dwellings, alterations to windows, restoration of door and new side door at 3 Abbeycroft. PP and LBC granted 29 July 1992.

3/1987/0133 & 0134 – roof repairs (1-3 Abbeycroft). LBC granted 12 May 1987.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to the Grade II Listed 4 Abbeycroft which lies within the defined settlement limits of Whalley. The site lies within the Whalley Conservation Area and borders the Whalley Abbey northwest gateway which is a Grade I listed Scheduled Ancient Monument. In addition, it lies within the setting of the Grade II listed buildings Abbey Presbytery and Whalley Viaduct and the Grade II* listed building, Sands Cottage.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side extension to accommodate extended living space to the ground floor and an enlarged bedroom to the first floor. The proposed extension is slightly outside of the residential curtilage. As such, the application also involves a minor extension of curtilage to accommodate the development which is why a full planning application has been submitted.

Principle of Development:

With regards to the extension of residential curtilage, Policy DMH5 of the Ribble Valley Core Strategy states that 'proposal for the extension of curtilage will be approved if the site is within a settlement'. The application site is located within the defined settlement limits of Whalley. The encroachment would extend approximately 1.5m into land designated as open space, but this marginal encroachment would not undermine Policy DMB4 of the Ribble Valley Core Strategy. This part of the proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations.

Impact upon Listed Building(s) and Setting and Conservation Area (Where Applicable):

The application dwelling benefits of a Grade II Listing. The application site lies within the Whalley Conservation Area and is in close proximity to a number of highly sensitive designated heritage assets, including the Grade II Listed 2-4 Abbeycroft, the Grade I Listed North West Gateway (also a Scheduled Ancient Monument), the Grade II Listed Whalley Viaduct, and the Grade I Listed Whalley Abbey. As such, assessing the impact upon the character of the application listed dwelling, but also the surrounding area which heritage dense, is of high importance.

In assessing the proposal, the Local Planning Authority is required to have special regard to the statutory duties set out under Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

With regards to proposals for development affecting Listed Buildings, Section 66 (*as amended by s.58B (1) of Levelling-up and Regeneration Act 2023*) states that:

'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving or enhancing

the building or its setting. Under s.58B (2) this includes preserving or enhancing any feature, quality or characteristic of the asset or setting that contributes to the significance of the asset.'

Section 72 similarly requires that *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance'* of Conservation Areas.

In addition, Paragraph 212 of the NPPF states:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).'

At a local level, Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy are primarily engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

In this respect, Key Statement EN5 states:

'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting.'

Furthermore, Policy DME4 states:

'Alterations or extensions to Listed Buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'

The properties significance lies in its aesthetic and historical value, primarily evidenced in the building's fabric and architectural form/appearance. Originating as an early 17th century dwelling, 1 - 4 Abbeycroft appears to have been subdivided in the 19th century with 4 Abbeycroft forming the southern end of what is now a terrace of four houses.

The proposed extension is located to the southern extents of the dwelling and as such does not host a readily visible position within the Conservation Area. The application dwelling and the remaining properties along Abbeycroft will screen the proposal sufficiently when viewed from The Sands itself. It is therefore not considered the proposal would not cause any discernible harm to the contribution made by the setting to the significance of the other listed buildings/structures in the immediate vicinity or the wider Conservation Area.

There is an existing two-storey extension to the southern side elevation of the application dwelling. The intention with the proposal is to follow the line of this outrigger and extend it by 1.5m. The total width of the two-storey element would be 4.8m. The extension will remain sufficiently narrower in width than the host property and as such will remain entirely subservient. The extension would follow the existing linear formation of the two-storey element and is therefore suitably set back from the principal building line of the dwelling. It is therefore not considered that the proposed extension would undermine or detract from the character of the listed building.

In respect of materials, the proposed extension will be faced in materials consistent with those found on the existing dwelling. The walls will be constructed in natural stone, with timber framed windows and natural slate roof tiles. Given the proposed extension will sit flush with the existing outrigger, details/samples of materials will need to be provided to ensure the construction is seamless and does not result in harm to the character of the listed building. This can be secured via planning condition.

Based on the above, it is not considered the proposed development will cause harm to the fabric of the listed building and will integrate sufficiently into the site.

Impact Upon Residential Amenity:

The proposed two-storey extension is located to the southern extents of the application dwelling and is therefore located away from neighbouring receptors. As such, there will be no adverse impact on residential amenity resultant of the development.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raised no objection subject to conditions.

One condition relates to the submission of construction method statement. Given the dwelling is accessed via a private track which serves several properties, this is considered reasonable.

The second condition relates to the timing of deliveries, to avoid conflict with the nearby school and associated traffic. Again this is considered reasonable, and the relevant conditions will be placed on the decision notice.

Landscape/Ecology:**Biodiversity.**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de-minimis exception.

Bats.

A bat roost assessment has been conducted at the application site on 17th November 2025. The submitted survey concluded that no evidence of bats was recorded and the building offers low roosting potential.

Other Matters:Flood Risk

Part of the site is at risk of surface water flooding as well as being within flood zones 2 and 2. A Flood Risk Assessment has been submitted in support of the application and the measures and mitigation methods within this survey should be adhered to.

Archaeology

It is not known if Abbeycroft is sited within the bounds of the abbey precinct itself, although the presence of the Gateway would suggest that it is. As such, there is a possibility, albeit small, that the application property was built on the site of a former monastic structure.

In any event there are likely to be buried remains around the building which will relate to its construction and later use and alteration. LCC Historic Environment Team would therefore advise that should the Council be minded to grant planning permission to this, or any similar scheme, the applicants be required to undertake a programme of archaeological works, in this case an archaeological watching brief, to be secured by means planning condition.

Observations/Consideration of Matters Raised/Conclusion:

As such, 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.	