


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	25/11/2025	Manager:	SK	Date:	1.12.25
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Application Ref:	2025/0773			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	30/10/2025	Site Notice:	30/10/2025					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed extensions and alterations to include two-storey front extension, single-storey rear extension, single storey link side extension adjoining proposed two storey garage with bedroom in roofspace and the construction of a new gated vehicular access and driveway.
Site Address/Location:	Hambledon View Clerk Hill Road Sabden Lancashire BB7 9DR.

CONSULTATIONS:	Parish/Town Council
Wiswell Parish council makes the following comments	
<ul style="list-style-type: none">- Restoration of the existing uncopied dwelling is welcomed.- Any damage to the public highway during construction should be restored.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy:
Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions
National Planning Policy Framework (NPPF)
Relevant Planning History:
No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
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Site Description and Surrounding Area:

The application relates to a detached dwelling is accessed via Clerk Hill Road in Sabden. The surrounding area is predominantly residential and agricultural in nature and is typified of varying styles of dwelling, largely of traditional construction. The application site is within the designated National Landscape.

Proposed Development for which consent is sought:

Consent is sought for series of extensions and alterations consisting of

- New attached double garage with first floor accommodation.
- Two storey front projection.
- Single storey rear extension.
- Front canopy.
- New driveway and gated access.

Impact Upon Residential Amenity:

The application dwelling is located within a substantial curtilage with the nearest neighbouring receptor being in excess of 100 metres from the site. As such, no adverse impact in regard to loss of light or loss of privacy is expected resultant.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

In respect to scale, the overall footprint increase is considered appropriate, with the largest addition being the attached garage structure. Given the size of the plot and the somewhat isolated position of the dwelling, the development would not result in over-dominant additions to the dwelling. The garage structure and single storey extensions remain entirely subservient to the main dwelling. Despite the garage structure having a first-floor element, the eaves and ridge height remain low in comparison to the main dwelling, leaving the dwelling itself as the focal point. Overall, the proposed scale and footprint are acceptable.

In relation to the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy stimulates that *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.*

In respect to design, given the site designation it is crucial that the development integrates sufficiently into the surrounding National Landscape. It can be argued that the existing dwelling lacks architectural detail and is somewhat out of character and therefore the proposed development presents opportunity for visual improvement.

The materials proposed primarily comprise natural stone and render to the elevations. The proposed new elements that are to be constructed, including the garage and double height forward projection to the principal elevation, will be constructed in natural stone, with the bulk of the existing dwelling being faced in

render. It is considered that this balance of materials is appropriate to the character of the area, with natural stone being the predominant material. Properties found in the vicinity comprise traditional, stone-built dwellings and farmhouses that have a simple, linear formation and the proposed design is considered reflective of this.

There are small elements of timber boarding proposed to the principal elevation, given the minimal use of this material it adds visual interest to the development without resulting in development that is out of character. The proposal also benefits from a new a defined front entrance, something the existing dwelling is lacking, which is considered a significant visual enhancement.

The existing access to the site is somewhat undefined with no obvious curtilage definition or driveway. The proposed soft and hard landscaping will result in the site taking a more domestic appearance which is appropriate given the nature of the site. The new access will benefit from timber gates and dry-stone wall boundary which will reflect the materials found in the vicinity and on the completed dwelling.

As such, based on the above observations, the scheme is acceptable from a visual perspective.

Highways and Parking:

LCC Highways acting as the LHA has reviewed the proposed site plan drawing 004 and notes that there are acceptable off-street parking provisions considering the size and nature of the dwelling. There are also acceptable turning provisions that enable vehicles to enter and exit the site in a forward gear. On this basis, they raise no objection subject to the imposition of conditions relating to the construction and maintenance of the access and driveway.

Landscape/Ecology:

BNG

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

Bats

A bat survey has been conducted at the application site and an associated report submitted as part of the application. The report concluded that the dwelling is confirmed to support a common pipistrelle and brown log eared bat roost, both of which are classified as day roosts. Such roosts are identified as being of low conservation status within the report and therefore subject to reasonable mitigation measures and the obtainment of an EPS license, the development can proceed.

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.