


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	09/12/25	Manager:	KH	Date:	09/12/25
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Application Ref:	3/2025/0785			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	11/11/25	Site Notice:	11/11/25					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Demolition of existing front and rear porch. Proposed construction of two-storey front extension, rear balcony, replacement front and rear porch, new chimney and fenestration alterations including alterations to front bay window.
Site Address/Location:	Meadow View Croft, Dinkling Green Lane, Leagram, PR3 2QS.

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

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

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising no objection to the development.	

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 DME3: Site and Species Protection and Conservation
Policy DME6: Water Management
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2016/1131: Removal of condition 3 from outline planning permission 3/1982/0543 to remove the occupancy restriction to agricultural workers (Approved).

3/1985/0602: Erection of an agricultural worker's dwelling (reserved matters) (Approved).

3/1982/0543: Erection of agricultural worker's dwelling (outline planning application) (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a detached two-storey residential dwellinghouse known as Meadow View Croft, accessed off Dinkling Green Lane, Leagram. The property comprises stone and render to the walls, slate roof tiles and uPVC windows and doors and was originally granted consent by application 3/1982/0543 as an agricultural worker's dwelling. However, the condition restricting the occupancy of the dwelling to a person solely or mainly employed or last employed in the locality in agriculture has since been removed under approved S73 application 3/2016/1131.

The site to which the proposal relates is located outside of any defined settlement area and within the Forest of Bowland National Landscape. A Public Right of Way runs along the access track to the east of the property, and the site is at low risk of surface water flooding.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing front and rear porch and construction of a two-storey front extension, rear balcony, replacement front and rear porch, new chimney and fenestration alterations.

The proposed stone based two storey front extension would project 1m from the principal elevation of the application property with a width of 5.7m. A lean-to slate roof would be incorporated measuring 3.9m to the eaves and 4.9m to the ridge, with 2no. rooflights also included. To the front elevation an access door and 1no. window opening would be featured.

The proposed oak framed front porch with low stone walls would project a further 1m from the proposed front extension with a width of 2.5m to create a covered entrance over the access door. The addition would feature a dual pitched slate roof with an eaves and ridge height of 2.6m and 3.4m respectively.

The proposed rear porch would have a footprint of 2.1m by 1.6m and would feature a slate lean-to roof measuring 2.3m to the eaves and 3m to the ridge.

The proposed oak framed balcony would measure 1.7m by 4.2m with a height of 2.8m. Access onto the balcony is to be via a set of glazed double doors from the master bedroom and a 1m high oak balustrade would be included.

As part of the overall development, a new chimney would also be constructed to the eastern facing elevation with a maximum height of 8.3m. The existing bay window to the principal elevation of the dwelling would also be re-built, while replacement windows would be incorporated throughout. To the western side elevation an existing ground floor window would be replaced by glazed double doors and 1no. additional ground floor window would be created. Another ground floor window to the rear elevation would also be replaced with double doors.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The proposed development would be adequately distanced from all nearby residential receptors so as to mitigate the risk of any undue impacts by way of overshadowing, loss of outlook, daylight or privacy, with

the closest residential properties known as Ash Barn and Bramblewood Barn situated in excess of 50m to the north-east of the application dwelling. With this in mind, the proposed development is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed two-storey front extension would result in a relatively modest addition to the existing built form of the application property, projecting 1m from the principal elevation of the dwellinghouse with a maximum height of 4.9m to tie in with the roof pitch of the main dwellinghouse. The proposal would therefore remain sympathetic to the existing property and would not result in any measurable undue harm upon the existing visual amenities of the immediate or wider locality. The proposed front porch is also considered acceptable insofar that it would replace an existing front porch and its overall size, scale and design would appear relatively modest when viewed in context with the main dwellinghouse.

The proposed balcony and porch to the rear of the property would not be afforded a high level of visibility from the public realm and therefore any impact upon the surrounding landscape would be limited. Notwithstanding this, the proposed additions do not raise any concerns with respect to the visual amenity or external appearance. The proposed porch would replace an existing rear porch which is proposed for demolition, albeit in a slightly different location, and the development would remain subordinate and in keeping with the parent building. Furthermore, it is not considered that the proposed chimney or fenestration alterations would result in any significant detrimental harm to the property with its traditional rural character to be largely retained.

Taking account of the above, it is not considered that the proposed works would result in any significant adverse impact upon the existing visual amenities of the application dwelling or surrounding National Landscape that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development.

Landscape/Ecology:

Bats

The application is supported by a Preliminary Roost Assessment Report, dated 29th September 2025. The report concludes that the application dwelling has negligible habitat value for roosting bats and as such there is not anticipated to be any impact on bats as a result of the proposed development, with no further surveys deemed necessary.

It is recommended that two Habitat Bat Boxes or Ibstock Enclosed Bat Boxes be installed at the site in order to provide additional roosting habitat for bats. This can be secured via a condition.

Birds

The submitted Preliminary Roost Assessment also found no evidence of nesting birds on or within the building. The building is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. However, it is recommended that a minimum of two bird boxes be installed within the site in order to provide additional nesting habitat for birds. This can also be secured by a condition.

Trees

It is noted that there a number of existing trees within or adjacent to the proposal site. Whilst it is not anticipated that the works proposed would result in any significant direct impact upon these trees, it is considered appropriate to attach a condition to the accompanying decision notice requiring all retained trees to be protected during the construction stage of the development in order to mitigate the risk of adverse impacts.

BNG

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

Other Matters:

Red Edge Boundary

It is noted that the red edge boundary shown on the submitted Location Plan (dwg no. 2511.01.01 Rev A) includes land which does not form part of the lawful curtilage of the application property, as denoted by the red edge boundary approved under application 3/1982/0543 which granted outline planning consent for the original dwelling. However, the proposed development would be contained well within the lawful curtilage of the dwellinghouse and therefore it is not considered necessary to request the submission of an amended red edge as part of the determination of this application.

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 minor surface water flooding is noted for the 0.1% probability event but is seen as at shallow depth of less than 300mm. The site topography would suggest that this flood risk is not likely to be significant as water will move with the slope of the land quickly and before significant depths are reported. The Assessment goes on to state that the small areas of new buildings will not impact on flood plain capacity or reduce any flood plain volume and therefore there is no increased flood risk posed to neighbouring areas by the development. Taking account of the above, the proposal is considered to comply with Policy DME6 (water management) of the Ribble Valley Core Strategy.

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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