

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	27/11/25	Manager:	KH	Date:	28/11/25
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0812			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	31/10/25	Site Notice:	31/10/25	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing ancillary household use building and rebuilding on same footprint but slightly extended.
Site Address/Location:	1 The Stables, Clitheroe Lane, Withgill, Great Mitton, BB7 3LW.

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 objection has been received. The concerns raised within this letter can be summarised as below: • Impact on a neighbouring right of way to and through to the adjacent paddock; • Work has already been carried out in the 'patio area' which also impacts the right of way;	

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

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2004/1240: Conversion of existing stable into ancillary household use (Approved).

3/1995/0264: Two block stable (Approved).

3/1993/0157: Installation of three propane gas tanks and compound (Approved).

3/1990/0815: Re-development of farm buildings to provide four dwellings and garaging including demolition of outlying buildings (resubmission) (Approved).

3/1990/0347: Re-development of farm buildings to provide six dwellings and garaging including demolition of outlying buildings (Withdrawn).

3/1989/0355: Change of use of existing farm building, demolition of certain buildings to create 6no dwelling units (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing timber outbuilding associated with No.1 The Stables, Clitheroe Lane. The outbuilding was originally granted consent as a stable block under application reference 3/1995/0264, with permission subsequently granted for its use as ancillary residential accommodation under householder planning application 3/2004/1240.

The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from an Open Countryside designation. A Public Right of Way passes to the east of the site.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing timber outbuilding and construction of a replacement stone outbuilding measuring 7.4m by 5.3m with an eaves and ridge height of 2.3m and 3.7m respectively. With regards to fenestration, a set of set bi-folding doors and 1no. window opening would be featured to the north elevation, along with 1no. window to the eastern gable and a personnel door and 1no. window to the south elevation. Two rooflights would also be included.

The building would be constructed from random stone walling, slate roof tiles and timber windows and doors.

Principle of Development:

The proposal relates to a replacement domestic outbuilding and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The proposed development would be sited adjacent to a row of garages associated with the neighbouring residential properties. However, these garages do not benefit from any existing window openings which would be directly affected by the proposed outbuilding. In addition to this, the proposal would be sited on a similar footprint to that of the existing timber structure in which it would replace and approximately 22m from the nearest neighbouring dwellinghouse. As such, it is not anticipated that any measurable undue harm, by way of overshadowing, loss of outlook or daylight would be resultant.

The openings proposed to the development would also have no direct interface with any neighbouring residential properties and would provide similar views to those afforded by the window configuration featured to the existing timber building. In this context, it is not considered that any new opportunities for direct overlooking or loss of privacy would be caused.

Taking account of the above, the proposal is considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposed building would be similar in size and scale to that of the existing timber outbuilding in which it would replace, with the maximum length and width of the proposal matching that of the existing structure. Whilst the overall footprint and height of the proposed building would slightly exceed that of the existing, the replacement structure would remain appropriate when read in context with the surrounding built form and would not appear an overtly incongruous or over dominant addition to the landscape. As such, no significant concerns are raised in this respect.

The proposed development would also be finished in random stone walling and slate roof tiles which would visually integrate with the external appearance of the surrounding built form, further reducing the impact of development.

Taking account of the above, it is not considered that the proposed works would result in any significant detrimental harm upon the existing amenities of the immediate or wider locality 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:

A Preliminary Bat Roost Assessment Report has been submitted with application dated 18th September 2025. The report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building and surrounding habitat was taken into consideration, the building was assessed as offering negligible bat roosting potential. Given the lack of roosting potential, it is considered that the development proposal does not risk negative impacts on roosting bats, and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This has been secured by way of a condition.

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

Other Matters:

Whilst it is acknowledged that concerns have been raised with respect to the obstruction of a right of way, this is understood to relate to a private right of access and not a public right of way. As such, this issue forms a private legal matter and is not a material planning consideration in the determination of this application.

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.
------------------------	---