


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	23/12/25	<b>Manager:</b>	KH	<b>Date:</b>	<b>23/12/25</b>
----------------	-----------------	----	--------------	----------	-----------------	----	--------------	-----------------

<b>Application Ref:</b>	3/2025/0820			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	15/10/25	<b>Site Notice:</b>	15/10/25					
<b>Officer:</b>	BT							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>REFUSAL</b>			

<b>Development Description:</b>	Variation of condition 2 (approved plans) of planning permission 3/2022/0791 to allow for alterations to fenestration and rooflight openings and introduction of microgeneration equipment.
<b>Site Address/Location:</b>	Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Waddington Parish Council:</b>	Consulted 15/10/25 – no response received.

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

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  Key Statement DS1: Development Strategy Key Statement DS2: Presumption in Favour of 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 DME5: Renewable Energy Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>
<b>3/2025/0559:</b> Non material amendment to application 3/2022/0791 involving amendments to the proposed elevations (Refused)
<b>3/2022/0791:</b> Amendments to barn conversion. Previously approved under 3/2018/0750 (Approved)

**3/2021/1294:**

Discharge of Condition 6 (Bat Boxes) of planning application 3/2018/0750 (Approved)

**3/2021/0566:**

Proposal to block off an existing farm gateway and hedge. Provide a new field access approx 20m from the existing, to include an area of hard standing with gateway. This proposal is following planning permission granted (3/2018/0750) (Approved)

**3/2018/0750:**

Change of use of redundant barn to form one unit of residential accommodation (Approved)

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

The application relates to a barn building situated on the South-western outskirts of Waddington. Access to the application site and barn building is from Twitter Lane with the application site comprising Twitter Bridge Farm, the barn building subject to this application and a single storey outbuilding. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

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

Planning consent was granted as part of application 3/2018/0750 for the conversion of the application site's barn building to a dwellinghouse. Design amendments to this consent were subsequently approved under planning application 3/2022/0791. The current application seeks further amendments to the design of the development approved under application 3/2022/0791. Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2022/0791 with revised plans and information submitted as part of this S73 application.

**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 proposed development seeks to introduce four new window openings to the North-eastern gable of the barn building which would face away from the neighbouring property of Twitter Bridge Farm into open fields. In addition, the window and door openings proposed for the remaining elevations of the barn building would largely reflect the window and door layout approved under previous application 3/2022/0791. As such, the proposed development would not compromise the privacy of the sole neighbouring receptor on site.

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

The above is reiterated within Key Statement EN2 of the Core Strategy:

*'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.'*

Policy DME5 of the Core Strategy seeks to support the use of renewable energy schemes, subject to assessment of the visual impact of the proposal, including design, colour, scale and impact upon the surrounding landscape, with a greater degree of scrutiny to be applied to proposals for renewable energy schemes within or close to the Forest of Bowland National Landscape.

In addition, Historic England guidance on converting traditional farm buildings states:

*'There should always be a presumption in favour of maximising the use of existing openings without changing their size and limiting the formation of new ones. Where new openings are added or new windows inserted within existing door openings, great care needs to be given to their placing and design.'*

In this instance, the principal and rear elevations of the barn building would remain unchanged from the originally approved development however the proposed development includes some discernible deviations from the original approval. These changes include the addition of a full height glazed opening to the South-western elevation of the barn's outshut in place of a previously approved glazed and cladded opening and the introduction of four new window openings to the barn's currently featureless North-eastern gable which would be aligned a somewhat regimented fashion. In addition, whilst a reduced quantity of rooflights is proposed for the rear roof slope of the barn relative to the original consent, these would be aligned in an overtly regimented fashion in place of the randomised layout of rooflights approved previously. Furthermore, the proposal seeks to introduce integrated solar panels to the entirety of the barn's front roof slope which would significantly alter the character and appearance of the barn's principal profile. Consequently, it is considered that the proposed variations would cumulatively result in a development that would be substantially different to that originally approved in terms of design and external appearance and are therefore not considered to fall within the realm of a minor material amendment.

Furthermore, the proposed full height glazing, regimented sequence of window and rooflight openings and microregeneration equipment would read as overtly domestic features in the context of the barn building's traditional character and open countryside setting, with the new window openings proposed for the barn's North-eastern gable also resulting in the loss of historic building fabric. Moreover, the proposed works would be largely visible in the public realm from both Twitter Lane and Public Right Of Way FP0343018 which flanks the North-eastern side of the barn building and would therefore carry a discernible visual impact.

Accordingly, the proposed development by virtue of its fenestration, introduction of new window openings, loss of historic building fabric and use of microregeneration equipment would constitute an incongruous and unsympathetic form of development which would detract from the historic character of the barn building and visual amenities of the area. As such, the proposed development would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape and would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1, DME5 and DMH4 of the Core Strategy.

**Highways and Parking:**

The proposed development has been subject to review from Lancashire County Council Highways who have raised no objections to the proposal with regards to access, parking or general highway safety, subject to the imposition of the conditions imposed on previous application 3/2022/0791 and the imposition of a condition to prevent glare from the solar panels proposed for the barn’s principal roof slope. In light of the above, 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:**

No ecological constraints were identified in relation to the proposal.

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

One of the uses of a Section 73 application is to seek a minor material amendment where there is a relevant condition that can be varied. There is no statutory definition of a ‘minor material amendment’ however generally speaking this is considered to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved. In this instance, the changes sought to the originally approved development are considered to amount to a development that would be substantially different from the proposal approved under planning application 3/2022/0791 in terms of design and external appearance and as such are not considered to fall within the realm of a minor material amendment.

Furthermore, the proposed development by virtue of its fenestration, introduction of new window openings, loss of historic building fabric and use of microregeneration equipment would constitute an incongruous and unsympathetic form of development which would detract from the historic character of the barn building and visual amenities of the area. As such, the proposed development would have a harmful urbanising impact that would neither enhance or conserve the visual amenities of the surrounding National Landscape and would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1, DME5 and DMH4 of the Core Strategy.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

**RECOMMENDATION:** That the variations to condition 2 be refused for the following reason:

**01:** The changes sought to the originally approved development would amount to a development that would be substantially different from the development approved under planning application 3/2022/0791 in terms of design and external appearance and as such would not fall within the realm of a minor material amendment. Furthermore, the proposed development by virtue of its fenestration, introduction of new window openings, loss of historic building fabric and use of microregeneration equipment would constitute an incongruous and unsympathetic form of development which would detract from the historic character of the barn building and visual amenities of the area. As such, the proposed development would have a harmful urbanising impact

<p>that would neither enhance or conserve the visual amenities of the surrounding National Landscape and would therefore fail to satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1, DME5 and DMH4 of the Core Strategy.</p>
---