


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>06/01/26</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>06/01/26</b>
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<b>Application Ref:</b>	3/2025/0831			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	25/11/25	<b>Site Notice:</b>	25/11/25	
<b>Officer:</b>	LW			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed two storey extension to dwelling.
<b>Site Address/Location:</b>	Wilpshire Lane Cottage, Vicarage Lane, Wilpshire, BB1 9HY.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
A consultation response from Wilpshire Parish Council was received 27 <sup>th</sup> November 2025 raising no objection to the proposed development.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objection.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy  
 Key Statement DS2: Sustainable Development  
 Key Statement EN1: Green Belt

Policy DMG1: General Considerations  
 Policy DMG2: Strategic Considerations  
 Policy DMG3: Transport & Mobility  
 Policy DME3: Site and Species Protection and Conservation

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

3/2021/0381: Proposed fitting of 3 x rooflights onto the south facing roof elevation (Approved).

3/2020/0402: Construction of stone wall, 1m high within the front garden boundary (Approved).

3/2017/1040: Insertion of three new window openings and conversion of garage to habitable room including alterations to existing openings (Approved).

3/2017/0783: Certificate of Lawful Development for existing use of Wilpshire Lane Cottage as a separate dwellinghouse (Approved).

3/1997/0459: Conversion of shippon to dwelling (Approved).

3/1994/0598: Conversion of shippon into one dwelling (Approved).

3/1990/0391: Conversion of shippon into one dwelling (Approved).

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Site Description and Surrounding Area:**

The application relates to a detached two-storey dwellinghouse known as Wilpshire Lane Cottage, a former shippon which was granted approval for conversion into a dwelling in 1990 under planning application 3/1990/0391. The property is situated directly adjacent to Wilpshire Lane Farmhouse (farmhouse and converted attached barn) and comprises random coursed natural stone with slate roof tiles and timber windows.

The site to which the proposal relates is accessed off Vicarage Lane and located just outside the defined settlement area of Wilpshire and on land which benefits from a Green Belt designation. A Public Right of Way also passes along the access track, adjacent to the eastern and southern boundary of the property. The railway line also passes to the west of the site.

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

Consent is sought for the construction of a proposed two-storey side extension to the north-western gable elevation of the application property.

The proposed extension would have a width and depth of 4.5m and 5.4m respectively and would incorporate a pitched roof form measuring 4.9m to the eaves and 6.4m to the ridge. To the front elevation of the extension, 1no. window would be featured at both ground and first floor, while a set of bi-fold doors and 2no. first floor windows would be included to the north-eastern gable elevation.

With respect to materiality, the proposal would be finished in natural stone, slate roof tiles, timber windows and powder coated aluminium doors.

##### **Principle of Development:**

The application site lies within the designated Green Belt and therefore Key Statement EN1 of the Core Strategy and National Green Belt Policy contained within the National Planning Policy Framework (NPPF) is engaged.

The NPPF states that there is a general presumption against inappropriate development in the Green Belt and advises that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt.

As set out in the NPPF and Key Statement EN1 of the Ribble Valley Core Strategy, the essential characteristic of the Green Belt is its openness. NPPF paragraph 154 states that the construction of new buildings is inappropriate in the Green Belt. However, the extension or alteration of a building that does not result in disproportionate additions over and above the size of the original building is considered an exception where they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. Development which is harmful to the Green Belt should only be permitted in 'very special circumstances' and these will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

There are no specific definitions within the NPPF or Ribble Valley Core Strategy in relation to what constitutes 'disproportionate', however the generally accepted approach is for an assessment of the increased volume that the development would create above that of the original building.

The NPPF defines the 'original building' as 'a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally'. Therefore, any extensions built since 1948 cannot be used to justify additional floor space or volume. Furthermore, in terms of calculating the size of the 'original building', outbuildings are generally not included.

Historic planning applications and land maps indicate that the original built form of the building included the existing two storey and single storey elements with the property benefiting from no existing extensions.

Volume calculations have been submitted in support of the application taking into account the original building and the proposal. These calculations indicate that the original building was 440 cubic metres with the total volume of the proposed being 574 cubic metres, equating to a total increase of approximately 30% from original to proposed.

Based on the above, the resultant volume increase would not be disproportionate relative to the original building and as such, it is not considered that any significant detrimental harm upon the openness of the Green Belt would arise from the proposed development. The proposal is therefore acceptable in principle subject to an assessment of the material planning considerations.

#### **Impact Upon Residential Amenity:**

The openings proposed to the two-storey side extension would not have a direct interface with any nearby residential receptors and as such, no new opportunities for direct overlooking or loss of privacy would be resultant.

The development would be sited directly adjacent to the shared boundary with Wilpshire Lane Farm, a residential property situated to the north-east of the application dwelling, with the south-western side elevation of this neighbouring property facing towards the north-eastern rear elevation of the application property. However, the proposed extension would project 4.5m from the north-western side elevation of the application property with a separation distance of 5.5m retained between the proposal and Wilpshire Lane Farm. With this in mind, it is not anticipated that the proposal would result in any significant detrimental harm by way of overshadowing, loss of outlook or daylight that would warrant the refusal to grant planning permission in this particular instance.

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

#### **Visual Amenity/External Appearance:**

In most cases, the local planning authority seeks to ensure that two-storey side extension are adequately set down from the main ridgeline and set back from the principal elevation so as to ensure that the proposal appears subservient to the main dwellinghouse. The proposed extension would be set 0.45m back from the principal elevation of the application property and whilst it is noted that only a marginal set down would be incorporated, it is considered that the development, on balance, would take a subordinate position in relation to the parent building. Furthermore, the degree of projection to the side would not be significant, insofar that the extension would have a width which is narrower than the existing two-storey dwellinghouse. In this respect, it is not considered that the proposed development would appear an overly dominant or incongruous addition to the application property or surrounding landscape.

The development would also be finished in materials to match the external appearance of the primary dwellinghouse, including natural stone, slate roof tiles and timber windows, ensuring visual integration and further reducing the impact of development.

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

### **Highways and Parking:**

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposed development.

The proposal will not increase the number of bedrooms within the dwelling, nor will the development reduce the existing off street parking provisions within the site. As such, the effect of the development on the operation of the local highway network would be negligible. The Local Highway Authority are therefore of the opinion that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity of the site.

### **Landscape/Ecology:**

#### Bats

A Bat Survey has been submitted in support of the application dated 11<sup>th</sup> November 2025. The report states that the roof coverings, although in good condition, do support a range of small gaps between the slates, at the ridge, along the roof verge and at the apex of the east gable. In addition, wall top gaps are also present along the north and south elevations of the main house. All of these features, in this type of building in this landscape setting have potential for use by roosting bats as well as nesting birds. Internally, small sections of bitumastic hessian roof liner are visible at roof edge gaps, confirming that at least part of the roof is underlined with bitumastic hessian roof liner. This type of feature (enclosed dark space with slate roof and bitumastic liner), in this landscape setting has potential for use by roosting bats. Based on the above, the report concludes that there is negligible potential for night roosting and low potential for both day roosting and hibernation roosting.

However, no bats or evidence of bats was found during the daytime inspection, and it is the professional judgement of Ecology Services UK Ltd that if all impacts to the existing roof coverings, as well as the north and south elevation wall tops can be avoided then no further surveys are warranted at this time. Such impacts include scaffold placement and use, covering of existing roof slates, as well as removal, lifting, and replacement of existing roof slates.

The agent has confirmed that the proposed extension can be constructed without impacting the existing roof and north and south wall tops. With this in mind, no further surveys are considered necessary in this particular instance. However, if bats are found at any time during the development, all work must stop immediately, and further advice sought from an appropriately experienced ecologist. If the works affect bats, a licence may be required and suitable mitigation put in place.

#### Birds

Bird droppings were found at the wall top on the north elevation. There is high potential for nesting birds to utilise the building during the nesting season (February to September). There is also high potential for nesting birds to utilise garden vegetation as well as the mature trees in close proximity to the western boundary and proposed work area during the nesting season. As such, it is recommended that works be avoided on or close to the building during nesting season or if works cannot be delayed, the proposed work area and predicted impact zone should be carefully checked immediately prior to works commencing by a suitably qualified ecologist. This can be secured by way of an appropriately worded condition.

**BNG**

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