

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	10/02/26	Manager:	KH	Date:	12/02/26
----------------	-----------------	-----------	--------------	-----------------	-----------------	-----------	--------------	-----------------

Application Ref:	3/2025/0846			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	16/12/25	Site Notice:	16/12/25					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Replacement of existing garage/ shed with new structure of the same scale and design with minor alterations to external detailing.
Site Address/Location:	Radcliffe Cottage, Goose Lane, Chipping, PR3 2QB.

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

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

CONSULTATIONS:	Additional Representations.
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 EN2: Landscape

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1995/0673: Application for a certificate of lawfulness for a proposed use – extension/alteration (Approved).

3/1991/0379: Outline application for substitution of shed by private dwelling (Refused).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey residential property known as Radcliffe Cottage, accessed off Goose Lane via a private access track which serves a small cluster of dwellings. The property benefits from an existing detached building located to the north of the main dwellinghouse, which is currently utilised as a garage/shed/store.

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 passes through the site along a track which extends between the main dwellinghouse and existing detached outbuilding.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing flat roof detached outbuilding and construction of a replacement building measuring 11.38m by 4.12m with a maximum height of 3.8m. The development would incorporate a garage door and 2no. windows to the eastern elevation and a set of timber double doors to the southern elevation and is proposed to be constructed from timber cladding with a block plinth.

Principle of Development:

The proposal relates to the construction of a replacement domestic outbuilding located within the curtilage of an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The openings proposed to the building would not have a direct interface with any nearby residential properties and therefore no loss of privacy is anticipated in this respect. The development would also replace an existing outbuilding of a similar size and scale to that proposed and therefore it is not considered that any greater impact with regards to overshadowing, loss of outlook or daylight would be resultant.

Visual Amenity/External Appearance:

The original scheme proposed a replacement outbuilding with a stepped roof design measuring a maximum of 4.1m in height and constructed from matt green cladding. Whilst it was acknowledged that the development would replace an existing outbuilding of a similar design to that originally proposed, the existing structure is considered industrial in appearance and does not appear wholly sympathetic to the surrounding landscape. As such, the demolition of the existing structure and construction of a new one thus presents an opportunity to achieve a betterment through the construction of a replacement outbuilding that appears more in keeping with the surrounding landscape than that of the existing.

Following discussions with the agent, the original scheme has been amended to incorporate a uniform roof profile measuring a maximum of 3.8m in height, with the originally proposed matt green cladding replaced with timber cladding and a block plinth. The proposal would still comprise a substantial footprint for a domestic outbuilding in a visually prominent location, set forward of the property's principle building line. However, the amended scheme is, on balance, considered an improvement to that of the existing structure and would not result in any greater harm upon the visual amenities of the immediate or wider locality than that of the existing arrangement.

As such, when taking into account the existing built form, the amended scheme is considered acceptable with respect to visual amenity and external appearance in this particular instance.

Highways and Parking:

The proposal has been subject to review by Lancashire County Council Highways who raise no objection to the development. The proposal is therefore considered acceptable with respect to highway safety and parking.

Landscape/Ecology:

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