

| Report to be read in conjunction with the Decision Notice. |                 |           |              |                   |                 |           |                              |
|------------------------------------------------------------|-----------------|-----------|--------------|-------------------|-----------------|-----------|------------------------------|
| <b>Signed:</b>                                             | <b>Officer:</b> | <b>MC</b> | <b>Date:</b> | <b>15/12/2025</b> | <b>Manager:</b> | <b>LH</b> | <b>Date:</b> <b>16.12.25</b> |

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| <b>Application Ref:</b>            | 3/2025/0856                                 |                     |            |  <div>Ribble Valley<br/>Borough Council</div> <div><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a></div> |
| <b>Date Inspected:</b>             | 25/09/2025<br>(For Pre-application Enquiry) | <b>Site Notice:</b> | 06/11/2025 |                                                                                                                                                                                                                  |
| <b>Officer:</b>                    | MC                                          |                     |            |                                                                                                                                                                                                                  |
| <b>DELEGATED ITEM FILE REPORT:</b> |                                             |                     |            |                                                                                                                                                                                                                  |
|                                    |                                             |                     |            | <b>APPROVAL</b>                                                                                                                                                                                                  |

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| <b>Development Description:</b> | Variation of condition 2 of application 3/2020/0407 to regularise the as-built position of steps from annex to upper parking area, raised walkway, insertion of first floor rear window and erection of covered walkway. |
| <b>Site Address/Location:</b>   | 8 Longridge Road, Hurst Green, BB7 9QP                                                                                                                                                                                   |

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| <b>CONSULTATIONS:</b> | <b>Parish/Town Council</b> |
| No response received. |                            |

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| <b>CONSULTATIONS:</b>            | <b>Highways/Water Authority/Other Bodies</b>                                                                                                                                                                                                                                                          |
| <b>LCC Highways:</b>             | No objection to the variation of condition 2.                                                                                                                                                                                                                                                         |
| <b>RVBC Countryside Officer:</b> | The Countryside Officer considers that based on the photographs submitted, an arboricultural impact assessment is not required. In addition, it's a steep banking area which are notoriously difficult to work on without having some impact on any trees at the initial stages and post development. |

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| <b>CONSULTATIONS:</b>                                               | <b>Additional Representations.</b> |
| One representation has been received in support of the application. |                                    |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Ribble Valley Core Strategy:</b><br><br>Key Statement DS1: Development Strategy<br>Key Statement DS2: Sustainable Development<br>Key Statement EN2: Landscape<br>Key Statement EN5: Heritage Assets<br><br>Policy DMG1: General Considerations<br>Policy DMG2: Strategic Considerations<br>Policy DME4: Protecting Heritage Assets<br>Policy DMH5: Residential and Curtilage Extensions<br>Policy DMG3: Transport and Mobility<br>Policy DME6: Water Management<br><br>National Planning Policy Framework (NPPF) |
| <b>Relevant Planning History:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

**3/2021/0603**

Construction of vehicle crossing (drop kerb) onto Longridge Road providing an alternative means of vehicle access to the applicant's land for the applicant's personal use and to allow United Utilities to access, repair and future maintenance to the existing rising sewer main between The Dene and Longridge Road.

*Approved with Conditions*

**3/2020/0555**

Discharge of condition 4 (materials) from planning permission 3/2020/0407.

*Approved*

**3/2020/0407**

Variation of condition 2 of application 3/2019/0404 to allow revised site plan.

*Approved with Conditions*

**3/2020/0269**

Non-material amendment to planning permission 3/2019/0404 to re-locate the footprint of the annex.

*Refused*

**3/2019/0963**

Discharge of conditions 3 (artificial lighting) and 4 (bird and bat boxes) from planning permission 3/2019/0404.

*Approved with Conditions*

**3/2019/0404**

Demolition of existing annex and replacement with new annex including creation of extended car parking area.

*Approved with Conditions*

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

The application relates to a detached building located within the Tier 2 Village of Hurst Green. The building is two storeys and currently comprises an annexe and a parking area. The site is also located within the Forest of Bowland National Landscape and within the Hurst Green Conservation Area. The land where the building is sited is on sloping land, declining steeply down towards Dean Brook. Consequently, there are steep steps from the land level at Longridge Road down to the building and the roof of the building sits at the same level as the road.

The building has a mono-pitched roof with a green roof, timber vertical cladding, dark grey windows and has its own private amenity space at the lower ground level.

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

The Section 73 application seeks to vary condition 2 (plans) in relation to extant permission 3/2020/0407.

The amendments relate to the following:

- Re-location of the steps down to the building from the parking area at road level
- Erection of a raised walkway from the steps to the first floor of the building
- Erection of a roof to the rear elevation to provide a covered walkway between the rear elevation of the building and retaining wall
- Installation of first floor rear window

It should be noted that the description of development has been updated and drawings updated to include the latter three elements of the scheme as following further inspection into the site and planning history, these did not form part of the varied application ref: 3/2020/0407.

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

The application is made under Section 73 of the Town and Country Planning Act 1990 which seeks to vary condition 2 (plans) of planning permission granted under application reference 3/2020/0407. As such the principle of development (that being the variation of a condition) is accepted subject to further detailed assessment on the remaining material considerations.

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

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

The application site has an upper and lower land level. The annexe sits at a lower land level than the roadside and is not highly visible from the public realm. As such, the installation of a rear first floor window would not result in any detrimental overlooking to the occupiers of neighbouring properties.

In addition, due to significant separation distances, land level changes and tree cover, the addition of the raised walkway would not likely result in any detrimental overlooking to the occupiers of the properties to the north and west of the annexe.

The proposal therefor complies with Policy DMG1 of the Ribble Valley Core Strategy and would not result in any adverse impact on residential amenity.

#### **Visual Amenity/Design and Heritage:**

With regards to the visual impact of the development, key Statement EN2 of the Ribble Valley Core Strategy states:

*'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'.*

Paragraph 135 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 also states that all development must:

- '1. be of a high standard of building design which considers the 8 building in context principles (from the caber/english heritage building on context toolkit.*
- 2. be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. consider the density, layout and relationship between buildings, which is of major importance. particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

4. use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.
5. the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.'

In addition, Ribble Valley Core Strategy Policy DMG2 states that:

*'In protecting the designated Area Of Outstanding Natural Beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications'.*

Policy DMH5 also states that:

*'Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located.'*

The site is also located within the Hurst Green Conservation Area whereby two further policies apply. Key Statement EN5 states that:

*'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits'.*

In addition, Policy DME4 states:

*'In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

### **1. Conservation Areas**

*Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.*

*In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.'*

As previously stated, other than the car parking area, the site is not highly visible from the public realm. There are some glimpses of the site when entering the village along the footpath at Longridge Road. However, it is not considered that the changes to the step location, being sited to the southern end of the site, insertion of the timber raised walkway, erection of single storey roof to create a covered walkway to the rear of the property and insertion of first floor windows would harm the character and appearance of the site or surrounding area. As such, the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected and conserved.

The amended scheme is considered to have a neutral impact and would therefore preserve the conservation area, being at a lower land level that is not visually obtrusive and using appropriate materials that are in keeping with existing building.

As such, the proposal accords with Policy Key Statement EN2 and EN4 and Policies DMG1, DMG2, DMH5 and DME4 of the Ribble Valley Core Strategy.

#### **Highways/Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.*

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The LHA have provided comments on the scheme and raise no objections to the variation of condition 2 and has reviewed the proposed site plan A200 - rev D. They note that the previously approved parking provisions will not be reduced nor will the amendments change the number of bedrooms within the site, as such the proposal will have a negligible impact on the surrounding highway network.

Whilst the drawings have since been updated to include the raised walkway, covered walkway and ground floor level and the insertion of a first-floor window, these alterations do not impact on existing parking arrangements or increase the living accommodation over and above that originally approved.

Having regard to the above, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

#### **Other matters:**

With regards to Biodiversity Net-Gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a S73 variation of a previous permission granted before April 2024.

The amended site plan indicates that the external steps are located within the Root Protection Zone of a protected tree within the Conservation Area. However, it should be noted that the application is retrospective and therefore any harm to the tree is already likely to have occurred during the works. The Countryside Officer considers that based on the photographs submitted, an arboricultural impact assessment is not required. In addition, they note that the site is a steep banking area which are notoriously difficult to work on without having some impact on any trees at the initial stages and post development. No further comments are raised.

It has been confirmed by the applicant at a pre-application enquiry that the annexe is no longer used for office space purposes. As such, the office use condition attached to planning ref: 3/2020/0407 shall be updated to remove the specific beauty business reference.

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

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

**RECOMMENDATION:**

That planning consent be granted subject to conditions.