


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	SK	Date:	28.11.25	Manager:	LH	Date:	17/12/25
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Application Ref:	2025/0860				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	P/A	Site Notice:	N/A			
Officer:	SK					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed replacement dwelling (self-build).
Site Address/Location:	Kemple Down Birdy Brow Chaigley BB7 3LR

CONSULTATIONS:	Parish/Town Council
No representations received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
Object to the proposed northern access and request it is omitted from the plans. The southern access can achieve acceptable visibility and is situated in an acceptable location.	
CONSULTATIONS:	Additional Representations.
No representations received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN3: Sustainable Development and Climate Change Key Statement EN4: Biodiversity and Geodiversity Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME1: Protecting Trees & Woodland Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DME5: Renewable Energy Policy DME6: Water Management Policy DMH3: Dwellings in the Open Countryside and AONB Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History:
3/2025/0240:

Proposed demolition of granny annexe and single-storey extension, internal remodelling and extension of the house, construction of new double garage and garden store. (Live undetermined application)

3/2024/1019:

Proposed demolition of granny annexe and single-storey extension, internal remodelling and extension of the house, construction of new double garage and garden store. (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates Kemple Down, Birdy Brow, Chaigley. The application dwelling is a two-storey detached dwelling of a stone-built construction with associated detached garage. The application site is located outside of any defined settlement limits with the application site falling within the designated Forest of Bowland National Landscape.

The application site is in a relatively remote location, with the character of the area consisting of open aspect agricultural land and large areas of woodland planting.

Proposed Development for which consent is sought:

The application seeks consent for the demolition of the existing dwelling and associated garage and the erection of a replacement dwelling and detached triple-garage. The submitted details further propose variations to the existing vehicular access point. The original submission also proposed an additional vehicular access point north of the existing access to facilitate a one-way 'entrance only and exit only' access configuration, although this has been omitted from the scheme due to concerns raised by the LHA.

It is additionally proposed that the replacement dwelling will be constructed as a 'self-build' dwelling for the purposes of the Self-build and Custom Housebuilding Act 2015, with the application being accompanied by an appropriate signed Unilateral Undertaking to ensure as such.

Principle of Development:

The application seeks consent for the erection of a replacement dwelling following the demolition of Kemple Down, Bridy Brow, Chaigley. In this respect, Policy DMH3 sets out criterion for consideration in relation to replacement dwellings with the policy stating the following:

Policy DMH3:

Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

1. *Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
2. *The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
3. *The rebuilding or replacement of existing dwellings subject to the following criteria:*
 - *The residential use of the property should not have been abandoned.*
 - *There being no adverse impact on the landscape in relation to the new dwelling.*
 - *The need to extend an existing curtilage.*

The existing property is currently an occupied residential dwelling with the proposal intending to maintain the extents of the existing residential curtilage. As such, notwithstanding other development management considerations in respect of 'adverse impacts' upon the landscape, the principle of the erection of a replacement dwelling in this location would not raise any significant over-riding conflict(s) with criterion 3 of Policy DMH3 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

The application property is largely devoid of any direct relationship with any nearby residential receptors save that for 'Sagar Wood' which is located to the northeast of the application site, with the affected dwelling being located approximately 81m from the application dwelling in its current configuration.

Whilst the submitted details will propose the erection of a dwelling that will benefit from a footprint larger than that of the current configuration, the increase in footprint will not result in the proposed dwelling benefitting from a direct-interrelationship with 'Sagar Wood' that will give rise to direct-overlooking nor overbearing impact, with the interface distances between both properties being significantly in excess of that which would normally be secured by the authority. As such it is not considered that the proposed replacement dwelling is likely to result in any undue impacts upon nearby existing residential amenities.

As such, and taking account of the above matters, the proposal does not raise any significant direct conflicts with Policy DMG1 which seeks to ensure of adequate standards of residential amenity and protect against development(s) that would result in measurable detrimental impact(s) upon nearby existing residential amenities.

Visual Amenity/External Appearance:

In respect of the visual impact of the proposed replacement dwelling, consideration must be given in respect of the potential for the proposal to result in undue impacts upon the character or visual amenities of the area. In this respect, Policy DMG1 is primarily engaged, particularly insofar that the policy sets out general Development Management considerations, with the policy having a number of inherent criterion that are relevant to the assessment of the current proposal, which state the following:

In determining planning applications, all development must:

DESIGN

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/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.*

AMENITY

- 1. Not adversely affect the amenities of the surrounding area.*
- 2. Provide adequate day lighting and privacy distances.*

ENVIRONMENT

- 3. All development must protect and enhance heritage assets and their settings.*

Given the application site is located outside of any defined settlement limits, being within the designated Forest of Bowland National Landscape, Policy DMG2 is additionally engaged in concert Policy DMG1 with Policy DMG2 stating the following:

Policy DMG2:

Development should be in accordance with the core strategy development strategy and should support the spatial vision:

- 1. Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.*

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 1. The development should be essential to the local economy or social well-being of the area.*
- 2. The development is needed for the purposes of forestry or agriculture.*
- 3. The development is for local needs housing which meets an identified need and is secured as such.*
- 4. The development is for small scale tourism or recreational developments appropriate to a rural area.*
- 5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.*
- 6. The development is compatible with the enterprise zone designation.*

Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build.

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. For the purposes of this policy the term settlement is defined in the glossary. current settlement boundaries will be updated in subsequent DPD's.

Policy DMH3 is also engaged insofar that the proposal relates to that of a 'replacement dwelling', with the Policy in this respect stating the following:

Policy DMH3:

Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

- 4. Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
- 5. The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*

6. *The rebuilding or replacement of existing dwellings subject to the following criteria:*

- *The residential use of the property should not have been abandoned.*
- *There being no adverse impact on the landscape in relation to the new dwelling.*
- *The need to extend an existing curtilage.*

Given the sites location within the Forest of Bowland National Landscape, the requirements of Key Statement EN2 are engaged with the statement reading as follows:

Key Statement EN2:

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. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. 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.

Assessment of Visual Impact(s) Upon Character of the Area:

The application seeks consent for the demolition of the existing dwelling and associated garage and the erection of a replacement dwelling and detached triple-garage. The submitted details further propose variations to the existing vehicular access point.

The submitted details propose that the replacement dwelling will be of a contemporary appearance, benefiting from a 'tri-gable' configuration, with two primary elements (east and west) with intermediate linking element. The dwelling will be primarily single storey in appearance save that for the western extents whereby there will be a semi-subterranean 'terraced' element that sits below the upper floor providing for bedroom accommodation.

It is proposed that the dwelling will be faced in a combination of natural stone, timber cladding and natural slate roofing. The dwelling will benefit from glazed 'feature gables' on its south facing elevation, with the elevational language of the dwelling embodying traditional archetypes and forms albeit withing a contemporary modern architectural language.

In respect of the proposed detached triple garage, this will be located to the north of the proposed dwelling. The garage will be of a gabled appearance, being faced in natural stone with black natural slate roof.

Whilst it is recognised that the proposed dwelling will result in an overall foot increase over and above that of the existing dwelling, the overall height and massing of the proposed dwelling will sit lower than that of the existing allow for a lower visual profile and a more positive response to the topography of the site.

In respect of the above, and in relation to the overall elevational language of the proposed garage, dwelling and the materials proposed. It is considered that the proposal would align with the aims and objectives of Key Statement EN2 and Policies DMG1 DMG2 and DMH3.

Particularly insofar that it is not considered that the dwelling would result in any significant adverse measurable harm to the character and visual amenities of the area nor any significant measurable harm to the designated Forest of Bowland National Landscape.

As such and taking account of the above, it is not considered that the proposal will result in any direct conflict with the aims and objectives of Key Statement EN2 nor Policies DMG1, DMG2 or DMH3 of the

Ribble Valley Core Strategy, which seek to protect against development proposals which would be of detriment to the character or visual amenities of the area or development that would be of detriment to the character or visual amenities of the designated Forest of Bowland National Landscape.

Highways and Parking:

The application seeks consent for the demolition of the existing dwelling and associated garage and the erection of a replacement dwelling and detached triple-garage. The submitted details further propose variations to the existing vehicular access point.

On the basis that the northern access point has been omitted from the scheme, the LHA raise no objection to the proposal.

As such, it is not considered that the proposal will result in any measurable conflict(s) with Key Statement DMI2 or Policy DMG3 which seek to ensure the continued safe operation of the highways network and to ensure adequate pedestrian infrastructure, vehicular parking and vehicular access provision is brought forward to accommodate development proposals.

Landscape/Ecology:

Given the application seeks consent for the demolition of an existing building, the application has been accompanied by a Bat Survey Report - Method Statement, with the application also being accompanied by an Arboricultural Impact Assessment in respect of impacts upon existing trees and hedgerow resultant from the proposal.

In respect of the submitted Bat Survey Report, the report concludes the following:

The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential. No evidence to suggest presence of roosting bats was observed suggest bats were roosting within the building at a time of year when such evidence is usually easily observed. An emergence survey was carried out on 5th August 2024.

Soprano and Common Pipistrelle foraging activity was recorded during the survey period with bats observed to forage along the hedgerow and tree line associated with Birdy Brow. The survey recorded no bats emerging from the building. "The presence of a significant bat roost (invariably a maternity roost) can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others". - Mitchell-Jones, A (2004) Bat mitigation guidelines. English Nature.

With the report suggesting the following in terms of methodology and mitigation:

- *Work to affected roof areas will take place under supervision of the bat worker.*
- *Roof tiles should be removed by hand and under supervision where necessary. Tiles should be checked for dormant bats prior to stacking.*
- *The reverse of fascia boarding should be checked for dormant bats prior to moving. In the unlikely event bats are found during works. The area should be carefully covered and work stop until the bat worker can attend to assess the appropriate way forward.*
- *Once roof tiles have been removed, and the area has been signed off by the ecologist, mechanical demolition can begin.*
- *A compensatory bat box (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. The bat box will be positioned at +4m high facing east or west on a gable end. Bat boxes will remain on site as part of proposed biodiversity enhancement.*

In relation to identified impacts upon existing trees and/or hedgerow, the original submission proposed the removal of a significant number of trees to facilitate the new access, however as this new access has since been omitted, updated landscape plans have been submitted showing the retention of these trees save for the following:-

- **T7 Cypress (Category C):**
Remove in order to relandscape
- **G3 Orchard (Category C):**
Remove in part in order to construct new garage
- **G7 3no. Ash, Hazel (Category U):**
Remove in order to relandscape

The application has been accompanied by a comprehensive hard and soft landscaping proposal that proposes the planting of new trees, native hedge mix and ornamental shrubs, which will mitigate for any tree removal.

As such and taking account of the above, the proposal does not raise any significant measurable conflict(s) with Policies DME1, DME2 nor DME3 of the Ribble Valley Core Strategy which seek to protect against adverse impacts upon habitat, biodiversity, ecology or protected species and species of conservation concern.

It is additionally noted that the proposal is exempt from the mandatory Biodiversity Requirements imposed pursuant to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) given that the application seeks consent for a 'self-build' dwelling.

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 the imposition of conditions.