

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	9/2/26	Manager:	LH	Date:	11/2/26
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Application Ref:	3/2025/0878			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/7/23	Site Notice:	5/1/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed new self-build dwelling and creation of new access on land to the side of 3 Grindleton View.
Site Address/Location:	3 Grindleton View, Chatburn, BB7 4BE.

CONSULTATIONS:	Parish/Town Council
Chatburn Parish Council:	Concerns raised with respect to access to and from the application site during works of construction.

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

Network Rail:	Advised for the applicant to make contact prior to the commencement of any works on site.
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United Utilities:	No objections subject to adherence with standing advice.
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RVBC Countryside:	No objections.
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CONSULTATIONS:	Additional Representations.
Objections have been received from eight households. The objections received are summarised as follows: <ul style="list-style-type: none"> • Impact of the proposal upon highway safety • Impact of the proposal upon residential amenity • Impact of the proposal upon the ecology of the area 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN3: Sustainable Development and Climate Change Key Statement H1: Housing Provision 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

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0409:

Approval of details reserved by conditions 4 (elevational and sectional details of rooflights), 5 (details of photovoltaic panels), 8 (lighting), 9 (boundary treatment), 12 (construction method statement), 13 (scheme for construction of site access and off-site works of highway mitigation), 15 (structural report), 17 (boundary treatment of the driveway connection), 18 (visibility splays) 19 (landscaping maintenance of visibility splays), 22 (cycle storage plan), 24 (landscaping), 26 (surface water sustainable drainage strategy) on planning permission 3/2023/0384 (Withdrawn)

3/2023/0384:

Proposed new 4 bedroom dwelling and creation of new access on land to the side of 3 Grindleton View (Approved)

3/1995/0639:

Outline application for the erection of a single dwelling (Refused)

3/1988/0155:

Three bedroomed bungalow (Refused)

3/1987/0498:

Erection of dwelling (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a land parcel which currently forms part of the residential curtilage serving the property known as 3 Grindleton View, Chatburn. The land parcel in question comprises a rectangular shaped garden area situated directly to the North of 3 Grindleton View with mature trees enclosing the North-eastern and South-eastern perimeters of the land parcel. The North-western perimeter of the site is enclosed by additional trees and shrubbery with Sawley Road running directly alongside these features and the Clitheroe-Settle railway line running alongside the mature tree line on the site's South-eastern perimeter. Access to the site is from the South-west via Grindleton View which is a residential cul-de-sac comprised of three detached bungalow properties. The application site is situated on the North-western tip of Chatburn's defined settlement area with open countryside and substantial residential development located immediately to the North and South of the site respectively.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a detached three bedroom self-build dwelling. Additional works proposed include the creation of a new vehicle access, driveway and associated landscaping.

Principle of Development:**New dwelling**

Key Statement DS1 of the Ribble Valley Core Strategy primarily seeks to direct the majority of new housing development towards the principal settlements of Clitheroe, Longridge and Whalley with an additional focus towards the Borough's Tier 1 Villages which are considered to be the more sustainable of the Borough's 32 defined settlements.

In addition, Policy DMG2 states:

'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'.

In this instance, the application site lies inside the defined settlement boundary of Chatburn which is identified in the Core Strategy as one of the Borough's Tier 1 Villages. In addition, the proposed dwelling would be situated within close proximity to the existing dwellings on Grindleton View and would be of a similar size and scale to the existing dwellings within the immediate locality. Furthermore, the principle of residential development at this site has previously been established under planning application 3/2023/0384, with the currently proposed scheme largely mirroring the previously approved development.

Accordingly, the proposal would satisfy the requirements of Key Statement DS1 and Policies DMG2 and DMG3 and is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

Self-build

The proposal has been submitted as a self-build development. Whilst the proposal only relates to the provision of one dwelling, some weight is nonetheless given to the fact that this would be a self-build dwelling. In addition, the applicant has provided a unilateral undertaking in support of the application which confirms that the proposed dwelling is to be delivered by way of a self-build housing project. The principle of self-build housing for the application site is therefore secured.

Impact upon Designated Heritage Assets:

The Northern extent of the Chatburn Conservation Area lies adjacent to the south-western perimeter of the application site with Christ Church (a Grade II Listed Building and identified as contributing to the significance of the Conservation Area) lying within the Conservation Area's Northern extent however the proposed dwelling would be offset approximately 70 metres to the North-east of the Church whereby the mature trees and shrubs which enclose the western perimeter of the application site would predominantly screen the proposed development from public views. The Chatburn Conservation Area Appraisal describes two important viewpoints from Sawley Road directly to the North-west of the application site however the viewpoints in question relate to North-western views towards open countryside which face away from the application site. As such, no adverse impacts on the adjacent Conservation Area are identified from the proposed development.

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.

Analysis shows that an average separation distance of approximately 10 metres exists between No. 1 No. 2 and No. 3 Grindleton View. The separation distance between the proposed dwelling and No. 3 Grindleton View would be more generous at approximately 15 - 20 metres and as such would not result in any overbearing impacts to No. 3. The addition of the proposed dwelling to the application site would likely generate occurrences of overshadowing however analysis shows that any overshadowing would largely occur within the dwelling's domestic curtilage area away from the nearest residential receptor by virtue of the dwelling being sited to the North of No. 3 Grindleton View.

The South-western elevation of the proposed dwelling comprises ground floor windows serving habitable rooms which would interface with the North-eastern side elevation of No. 3 Grindleton View which also contains ground floor windows forming part of habitable rooms. As stated above, a separation distance of approximately 15 - 20 metres would be in place between No. 3 Grindleton View and the proposed dwelling with additional tree planting also proposed between the existing and proposed dwellings. It is also assumed that a hard boundary would be installed along the South-western extent of residential curtilage serving the proposed dwelling so as to reinforce privacy levels. All remaining window openings within the proposed dwelling would otherwise solely provide views into the application site away from surrounding residential receptors.

Taking account of the above, it is not considered that the proposed dwelling would unduly impact upon the amenity of any neighbouring residents with respect to overbearing impacts, loss of outlook or privacy. The proposed development 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.'

In this instance, the proposed dwelling would be largely comparable to the directly adjacent property of No. 3 Grindleton View with respect to its footprint, height and cubic volume with the application site providing a generously sized plot of land to accommodate an additional dwelling. In addition, the height of the proposed dwelling has been reduced from the previously consented scheme through the omission of a previously proposed first floor level and would therefore have the appearance of a dormer bungalow / chalet property by virtue of its basement / ground floor components. The proposed dwelling would therefore read as a proportionate addition to the application site.

The proposed dwelling would comprise a cross gabled slated roof and stone based elevations with the front North-western elevation of the dwelling being punctuated with a central section of horizontal cladding. The use of stone, slate and cladding is prevalent on the existing residential properties on

Grindleton View and on additional dwellings located at the South-western end of Grindleton View on the junction between Ribblesdale View and Sawley Road therefore the proposed dwelling would be largely in keeping with the vernacular of properties within the immediate locality. The elevations of the dwelling would comprise some larger bespoke glazed openings however these would largely reflect the pattern of fenestration approved under the previously consented scheme and all additional openings within the dwelling would otherwise largely mirror the fenestration within No. 3 Grindleton View with respect to their proportionality. The dwelling's roofspace would incorporate roof lights and solar panels and the quantity and extent of these would be minimal. Furthermore, details of the proposed rooflights and solar panels along with details of external lighting and boundary treatments for the site have been provided in support of the application and these details are considered to be acceptable with respect to their design and visual impact.

The proposed development includes the creation of a new vehicle access which would be installed on the North-western corner of the application site providing access to the proposed dwelling from Sawley Road. As such, the proposed access and lower section of the proposed driveway would carry some visual impact within the public realm however construction of the proposed access would require the removal of only a small section of grass verge, stone walling and hedge (approximately 5.5m) and the access and driveway would only be fully visible when facing South-east towards the site from the directly adjacent pavement on the Western side of Sawley Road. As such, the visual impact of the proposed access and driveway would not be overly pronounced and would appropriately merge into the existing site boundary and surrounding vegetation. Furthermore, the interior of the application site otherwise benefits from extensive screening due to the existing tree and shrub cover in place around the perimeter of the site therefore the overall visual impact of the proposed development would be minimal.

Taking account of the above, it is considered that the dwelling proposed would read as a proportionate addition to the application site which along with the additional works proposed, would sufficiently merge into the existing pattern of residential development without any undue harm to the visual amenities of the area. The proposed development would therefore satisfy the requirements of Paragraphs 135 (C) and Policy DMG1 of the Ribble Valley Core Strategy.

Highways and Parking:

The proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access, parking or general highway safety. The LHA response recommends for the imposition of numerous conditions with respect to construction management, off site works, access and parking arrangements, surfacing materials, visibility splays, cycle storage and use of the dwelling's integral garage component, all of which have been imposed on this consent. Numerous concerns have been raised through the application's public consultation process with respect to access to and from the application site for construction traffic however no immediate concerns have been raised by the LHA with regards to this issue and in any case such matters would be dealt with as a post permission matter (through the discharge of condition 12 imposed on this consent). References have also been made through the application's public consultation process with regards to the ownership and use of Grindleton View (which is a privately owned road) however such matters form the basis of a private matter and not a material planning consideration and as such cannot be considered as part of this application. Taking account 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:

Trees

The proposed development would involve some tree removal (the trees identified as T3, T4, T6, T7, T8 and one tree in G2 in the application's Arboricultural Impact Assessment and on the submitted Tree

Removal Plan) in order to facilitate construction of the proposed vehicle access, driveway and dwelling however the trees to be removed hold low - mid category value therefore no significant concerns are raised with respect to the removal of these trees. (tree T8 is identified as being in significant decline and would need to be felled regardless of the proposed development). Furthermore, all remaining trees within the application site are to be retained and additional tree planting (x 6 new trees) is also proposed which in turn would adequately mitigate for the loss of the aforementioned trees to be removed. Moreover, appropriate conditions have been imposed on this consent with respect to tree protection and landscaping. As such, the proposed development raises no concerns with regards to impacts upon trees.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of self-build development which has been secured through the provision of a unilateral undertaking.

Observations/Consideration of Matters Raised/Conclusion:

The proposal accords with the aims and objectives of Key Statement DS1 and Policy DMG2 of the Core Strategy with respect to the development of new dwellings, thus securing the principle of development.

In addition, the proposed development would not have any undue impact upon the amenity of any neighbouring residents, nor is it considered that the development proposed would be harmful to the visual amenities of the area. Furthermore, no concerns are raised with respect to impacts upon highway safety or the ecology of the application site or surrounding area.

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.
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