


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

<b>Signed:</b>	<b>Officer:</b>	BT	<b>Date:</b>	26/1/26	<b>Manager:</b>	LH	<b>Date:</b>	27.1.26
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<b>Application Ref:</b>	3/2025/0881				Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	5/1/26	<b>Site Notice:</b>	5/1/26		
<b>Officer:</b>	BT				
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>

<b>Development Description:</b>	Proposed rear extension to existing garage.
<b>Site Address/Location:</b>	Bank House, Sawley Road, Grindleton, BB7 4RS.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>Grindleton Parish Council:</b>	No objections.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections subject to condition.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

**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 EN5: Heritage Assets  
Key Statement DMI2: Transport Considerations  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DMG3: Transport And Mobility  
Policy DME2: Landscape and Townscape Protection  
Policy DME4: Protecting Heritage Assets  
Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act Section, 66 & 72

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2016/1064:**

Replacement garage (Withdrawn)

**3/2016/0855:**

Replacement of garage following demolition of garage stables by storm damage (Withdrawn)

**3/2014/0948:**

Proposed resubmission of previously approved applications 3/2005/0665 and 3/2010/0764 for a double garage extension (Approved)

**3/2014/0919:**

Proposed resubmission of previously approved application 3/2010/0764 (renewal of 3/2005/0665) for a single storey extension. The access has been realigned and a CellWeb TRP mat with gravel added to pass over the tree roots (Approved)

**3/2014/0709:**

Proposed double garage and storage area. A smaller scheme of previously approved applications 3/2005/0665 & 3/2010/0764 (Withdrawn)

**3/2010/0764:**

Application to renew planning consent 3/2005/0665P, for the replacement of garage and stabling facility (Approved)

**3/2005/0665:**

Replacement of garage and stabling facility (Approved)

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

The application relates to a detached garage building situated on the North-western outskirts of Grindleton within the Sawley Conservation Area. Access to the garage building is from Sawley Road with the principal North-western elevation of the garage facing into Sawley Road. The garage building comprises a rectangular footprint with pebble dashed elevations, timber sliding doors and a slated gabled roof profile. The garage building lies within a residential orchard in the ownership of its parent property Bank House (Grade II Listed) which is sited at a slightly higher topography to the South of the garage building. A small cluster of dwellings comprised of Bank Hall, Bank Lodge and Bank Hall Cottages lies slightly further away to the North-east of the application site on the banks of the River Ribble which lies approximately 100 metres away to the East of the garage building. The area immediately surrounding the application is predominantly residential with the wider surrounding area comprising a mixture of woodland, agricultural land and open countryside.

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

Planning consent is sought for the construction of a single storey rear extension to the existing garage building belonging to Bank House.

**Impact upon Character/appearance of Conservation Area:**

The proposal site is situated within the Sawley Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Sawley Conservation Area Appraisal (2005)* identifies numerous elements as contributing to the Conservation Area's special interest which include:

- The ruins of Sawley Abbey (Grade I Listed Building and Scheduled Monument)
- Sawley Bridge (Grade II Listed Building)
- Numerous additional Listed Buildings
- Setting of the village on the banks of the River Ribble
- The backdrop of high hills and fells
- Numerous key views centred around the Northern and Eastern perimeter of the Conservation Area as referenced on the Sawley Conservation Area Townscape Appraisal Map

In this instance, the garage building subject to this application occupies a relatively unobtrusive location on the Western edge of the Sawley Conservation Area and as such is not read in the context of any of the area's elements of special interest, Listed Buildings (with the exception of its parent property Bank House) or key views referenced above. As such, it is not considered that the proposed extension to the garage building would have any undue impacts upon the special interest of the Conservation Area (the visual impact of the proposal is discussed in further detail below in the Visual Amenity/External Appearance of this report).

Taking account of the above, it is considered that the proposed development would be respectful to the historic character of the area, with the works proposed having a neutral impact upon the character and appearance of the Sawley Conservation Area. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **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.

In this instance, analysis shows that the proposed extension would be located approximately 30 metres away from the nearest neighbouring properties of Bank Hall and Bank Lodge and would therefore pose no issues with regards to loss of natural light or outlook to the site's nearest neighbouring receptors due to the adequate separation distance that would be in place.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance and Impact on Listed Building:**

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 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.'*

With respect to development within the setting of National Landscapes (formerly Areas Of Outstanding Natural Beauty), Paragraph 189 of the NPPF states:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty...development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'*

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

*'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'*

In this instance, the proposed extension to the existing garage building would be a modestly sized structure with regards to its height and footprint, with both of these reading as subservient to the height and footprint of the parent garage building. As such, the proposed extension would read as a proportionate addition to the application site. In addition, the land sited immediately to the rear of the garage building is set well back from Sawley Road and is largely screened from public view to the extent that the proposed development would only be partially viewable from Sawley Road on approach to the application site from the North. As such, the visual impact from the proposed development would remain relatively low within the public realm. The proposed extension to the garage building would be partially read in concert with the North-eastern side elevation of the directly adjacent Grade II Listed Building Bank House however the proposed extension would be set below the lower eaves level of the Listed Building and as such would not dominate or detract from the adjacent heritage asset due to the difference in topography between the proposed extension and adjacent property. In addition, the proposed extension would be detailed in natural stone and render, slate roof tiles and Conservation style rooflights, all of which would be in keeping with and respectful to the historic character of the adjacent Listed Building and surrounding area. As such, it is not considered that the proposed development would be harmful to the setting of the Grade II Listed Building Bank house.

In light of the above, it is considered that the proposed extension would read as a proportionate and congruent form of development that would comfortably integrate with its immediate surroundings without any harm to the visual amenities of the area or setting of the wider National Landscape. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy DMG1 of the Core Strategy.

#### **Highways and Parking:**

The proposed development has been subject to review from Lancashire County Council Highways who in their response acknowledge the substandard set back distance of the existing garage building from Sawley road however no issues have been raised with regards to this on account of the garage access having a good road safety record with no injury collision accidents recorded within the last five years within the vicinity of the access point. As such, no objections have been raised to the proposed development, subject

to the imposition of a condition to restrict the usage of the extended garage building. On this basis, 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:**

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of a householder planning application.

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

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity, the visual amenities of the area, historic character of the Sawley Conservation Area or setting of the Grade II Listed Building Bank House. Furthermore, the development as proposed does not raise any concerns with respect to highway safety or the ecology of the area.

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

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
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