

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	15/01/2026	Manager:	LH	Date:	16/1/26
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Application Ref:	3/2025/0882			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	10/12/2025	Site Notice:	10/12/2025	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement of existing rear timber windows with uPVC.
Site Address/Location:	6 Talbot Street Chipping PR3 2QE

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	N/A

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DME4: Protecting Heritage Assets

Policy DME6: Water Management

Planning (Listed Buildings and Conservation Areas) Act

National Planning Policy Framework (NPPF)

Relevant Planning History:

No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to 6 Talbot Street which is an existing two storey mid-terraced dwelling, located in the Tier 2 Village of Chipping. The site is also located within the Chipping Conservation Area and the Forest of Bowland National Landscape.

The building adjoins the Grade II listed 8-10 Talbot Street and is within the setting of the Grade II listed 2 Talbot Street.

Proposed Development for which consent is sought:

The proposed development relates to the replacement of 2 no. single glazed rear windows with double glazed uPVC windows. These windows serve the kitchen and bathroom and the applicant is seeking to replace the windows as part of a grant funded scheme to improve the thermal efficiency of the property.

Details of the windows have been provided prior to determination. The proposed windows would be Aluplast, from their model Ideal 70 in a dark brown colour to match the existing. Photographs of the windows have also been provided which shows a wood grain effect.

Principle of Development:

The principle of the external alterations would be acceptable in principle subject to the development being in accordance with all other relevant policies outlined in the Ribble Valley Core Strategy.

Visual Impact and Impact on Designated Heritage Assets:

With regards to visual amenities:

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’.

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

“All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] 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.”

This Policy also states that:

“All development must protect and enhance heritage assets and their settings.”

Policy DMH5 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.”

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".

With regards to heritage, the application property is situated within the Chipping Conservation Area. With reference to making decisions on applications for development in a Conservation Area, Section 72 of the Planning (Listed Building 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."

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that *"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."*

The site is also located within the setting of the Grade II listed '8-10 Talbot Street' and '2 Talbot Street'. Policy DME4 also states that:

"alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported."

Assessment of Impacts:

With regards to the acceptability of the windows, the proposal would need to conserve and where appropriate enhance its character and appearance, including whether it conserves and enhances the special architectural and historic character of the area. The Conservation Area Townscape Appraisal Map identifies the building as Building of Townscape Merit.

With regards to the impact on the Chipping Conservation Area, the windows are located to the rear of the site and would not be visible from any key views or public vantage points within the Conservation Area. The windows would replace existing single glazed timber windows with uPVC and as such, whilst uPVC windows are not always appropriate within Conservation Areas or on historic buildings due to their modern appearance, the agent for the application has sent through specifications and photographs of the windows which show a wood grain effect which is considered to match the existing windows well in terms of the external appearance of the frames. The windows would be double glazed as opposed to single and therefore would appear thicker than the existing windows. However, the impact on the special interest of the Conservation Area and the setting of the adjacent Listed Buildings is considered to be limited given the limited views afforded of them and the assortment of window styles and materials in the immediate vicinity.

The rear of no. 8 Talbot Street extends further beyond the rear of no. 6 and as such, the windows would not be viewed together. In addition, given that there are varying window designs and colours within the group of windows which form the courtyard, the impact on the setting of no. 2 Talbot Street is also considered to be neutral and would not impact upon the way the heritage asset is appreciated.

Overall, taking into consideration all of the above, the proposal is considered to conserve the natural beauty of the Forest of Bowland National Landscape due to their siting and materials and would conserve the character and appearance of the Chipping Conservation Area and the setting of the adjacent listed buildings, as well as being in keeping with the overall character and appearance of the street scene. As such, the proposal complies with Key Statement EN5 and Policies DMG1, DME4 and DMH5 of the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that all 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 insertion of the new windows would have no greater impact than the level of overlooking to the occupiers of neighbouring properties than the existing windows. As such, the development is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Highways and Parking:

The proposal would not affect the existing parking arrangement and no additional or reduction in parking spaces would occur. This is considered to be acceptable.

Landscape/Ecology:

With regards to Biodiversity Net Gain, the development is exempt from proving the mandatory 10% Biodiversity Net-Gain as it is a householder application.

No other ecological impacts have been raised.

Other Matters:

The site is at risk of surface water flooding. However, the development is for the replacement of existing windows and would not introduce additional built form which could increase flood risk elsewhere. In addition, the submitted Flood Risk Assessment states that the new windows would be sealed externally, and mechanically fixed to the masonry, providing a secure and watertight finish. As such, the proposal is considered to accord with Policy DME6 of the Ribble Valley Core Strategy.

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.