


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	26/05/2026	Manager:	LH	Date:	28/5/26
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Application Ref:	3/2025/0886			 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>
Date Inspected:	08/10/2025 (pre-application enquiry)	Site Notice:	06/02/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed demolition of existing conservatory and the construction of a two-storey side extension.
Site Address/Location:	5 Stanley Court, Talbot Street, Chipping, PR3 2GE

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The LHA note that there would be an increase in the number of bedrooms from two to three. They consider the proposal would not have a significant impact on highway safety but recommends a Construction Management Plan condition as the proposal required demolition.
RVBC Countryside Officer:	The Countryside Officer notes that the original bat survey was not carried out in optimum months of May to September. Following the submission of emergence surveys, a planning condition is suggested to be attached to any grant of permission.

CONSULTATIONS:	Additional Representations.
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8 no. representations have been received raising the following comments/concerns:

- No motorised vehicles can enter the courtyard
- The design is too contemporary and dominating in terms of size to surrounding properties, gardens and courtyard
- Juliet balcony not in keeping
- There are birds and bats within the courtyard
- Proposal would disrupt airflow to courtyard
- Design is not in keeping with neighbouring properties size or appearance
- Proposal would block light to adjacent beer garden and likely affect summertime sales
- Proposal will impact Conservation Area
- Access to property with materials and plant/machinery would damage private flagged area of courtyard and lead to degradation
- Concerns with regards to construction traffic and safety
- Loss of privacy to private gardens
- Proposal will block light to the courtyard
- Building noise would be disruptive
- Concerns proposal will be let as holiday home

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 EN4: Biodiversity and Geodiversity
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport and Mobility
Policy DMH5: Residential and Curtilage Extensions
Policy DME6: Water Management
Policy DME3: Site and Species Protection and Conservation
Policy DME4: Protecting Heritage Assets

National Planning Policy Framework (NPPF)**Planning (Listed Buildings and Conservation Areas) Act****Relevant Planning History:**

No relevant planning history.

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

The site is located within the settlement boundary of Chipping which is defined in the Ribble Valley Core Strategy as a Tier 2 Village. The site is also located within the Chipping Conservation Area and is identified as a 'Building of Townscape Merit' within the character appraisal, and the building adjoins the Grade II Listed Building 'The Village Tuck Shop'. In addition, the site is within the setting of the Grade II Listed buildings '8 and 10 Talbot Street, '12 and 14 Talbot Street' and the Grade II Listed 'Church of St Mary' which is located to the south-east of the site. In addition, the site is located within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

The proposal is for the demolition of a lean-to conservatory and the erection of a two-storey side extension which would be set in by approximately 1 metre from the front and rear walls of the dwelling and would be set down from the main roof ridge. It would have a gable roof design to match the existing and would have a total width of approximately 3 metres. The extension would also have an eaves height to match the existing dwelling and would be set down from the main roof ridge by approximately 0.3 metres.

The extension would be constructed of stone to match the existing, with timber windows and a slate roof. The proposal includes a window at both ground and first floor level to the south elevation and to the east elevation, patio doors would be inserted at ground floor.

The design of the extension has been amended to reduce the width of the front elevation ground and first floor windows and amend the first floor Juliet balcony to the side elevation to a casement window.

Principle of Development:

The proposed development is for a residential extension within the existing curtilage and as such, there would be no in principle objection to the scheme, subject to the proposal complying with the relevant Policies in the Ribble Valley Core Strategy.

The site is also situated within the designated Chipping Conservation Area and Forest of Bowland National Landscape, and therefore additional consideration must be given to the impact of the proposed development upon the historic importance and visual amenities of the surrounding landscape.

Impact on Residential Amenity

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

The proposed extension would be sited in the area currently occupied by a single storey conservatory. The proposal would result in an additional storey which could impact on neighbour amenity. It is noted that to the east/north-east of the proposed extension is the Tillotson Arms Pub. Whilst the proposed extension would not overlook the rear garden as there are no ground or first floor windows proposed to the north elevation. The extension could potentially result in some overshadowing in the later part of the day to the courtyard area. There have been objections to the scheme on the grounds of overshadowing to the rear courtyard area. However, this is a commercial property and is not therefore given the same level of protection as a residential property with regards to residential amenity. As such, this would not warrant refusal of the scheme.

There is a self-contained flat providing accommodation for the manager of the pub. Whilst the proposed extension may result in some loss of light/overshadowing to the main part of the pub, this is not considered to be significantly different from the existing property and as such would not warrant refusal of the scheme.

There have been a number of objections to the scheme raising concerns regarding the potential overlooking to the courtyard at Stanley Court and to the private rear gardens from the Juliet balcony. However, these properties are already overlooked by existing windows at first floor level and whilst there is no Public Right of Way which runs through the courtyard, the rear gardens are already overlooked from pedestrian access within the existing courtyard.

As such, whilst there may be some harm to neighbour amenity by the insertion of new first floor windows, this would not likely result in any adverse impact, over and above the existing level of harm.

In addition, any adverse noise impacts resulting from the development would be temporary during the construction period.

As such, the scheme is considered to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Impact upon Character/appearance of area, Conservations Area and setting of Listed Buildings:

The application site is located within the Forest of Bowland National Landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that *'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'*.

In addition, Policy DMG2 states that *'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.'*

Policy DMG1 of the Ribble Valley Core Strategy states that all development must not adversely affect the amenities of the surrounding area. 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. proposals.”*

With regards to heritage considerations, the building is located within the Chipping Conservation Area and forms part of a block of terraced dwellings which adjoins a Grade II Listed Building (originally a shop), as well as being within the setting of a number of other listed buildings.

The proposal site is situated within the Chipping Conservation Area. As such, Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy are engaged for the purposes of assessing the proposal.

Key Statement EN5 states that *‘the historic environment and its heritage assets and their setting will be conserved and enhanced’*, whilst Policy DME4 states that *‘the Council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings’*.

Section 72 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 also states that the Local Planning Authority should pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area when considering the proposed development.

With regards to Conservation Areas, Policy DME4 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 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’.

The Chipping Conservation Area Character Appraisal notes that there are exceptions to the linear pattern of development which includes Stanley Court which form a small courtyard area. The building is also noted within the appraisal map as a Building of Townscape Merit.

Firstly, assessing the bulk and mass of the extension, notwithstanding the objections from the occupiers of neighbouring properties, the size and scale of the extension is considered to be subservient to the main dwelling and would be of an acceptable size and scale in relation to the main dwelling. The use of stone to match the existing and timber windows would be appropriate within the Chipping Conservation Area and would help to preserve the landscape and character of the Forest of Bowland National Landscape.

It is noted that the front elevation windows would now match the existing in terms of the size and design which is considered to be more appropriate and would reduce the dominance of the extension. The first-floor side facing Juliet balcony has also now been removed from the scheme and would include a simple casement window which is considered to be more simplistic in appearance and appropriate to the character of the building.

As such, the proposal is considered to conserve and enhance the special architectural and historic character of the Chipping Conservation Area and have a neutral impact on the setting of the adjacent Grade II listed buildings and the landscape and character of the Forest of Bowland National Landscape. As such, the proposal accords with Key Statements EN2 and EN5 and Policies DMG1, DMG2, DMH5 and DME4 of the Ribble Valley Core Strategy.

Highways and 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'.*

It is noted that the proposal would increase the number of bedrooms from two to three. The site does not have any off-street parking provision, and the surrounding streets have restricted parking. As such, this would not warrant refusal of the application and the LHA raise no objection to this. They raise no objection on highway safety grounds subject to a condition to secure a Construction Traffic Management Plan. There have been a number of objections to the scheme from neighbouring properties raising concerns with regards to traffic and restricted vehicular access to Stanley Court. Given that there is restricted vehicular access at Stanley Court, it would seem reasonable to include such condition to ensure that construction traffic is effectively managed.

Taking their comments into consideration, subject to the above condition, the proposal is considered to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Policy DME3 of the Ribble Valley Core Strategy also states that:

'Development proposals that are likely to adversely affect the following.... 'Wildlife species protected by law' will not be granted planning permission. exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection'.

The application is supported by a Preliminary Bat Roost Assessment Report which recommended that a further emergence survey be carried out between May to August to establish the presence/absence of roosting bats.

The emergence survey has been undertaken and confirms that no bats were observed emerging from the building and overall bat activity was limited to occasional Common Pipistrelle foraging to the south of the building.

As such, the presence of a significant or low conservation value bat roost is unlikely. However, given the building offers low potential, a Method Statement is recommended to ensure that bats and their roosts are fully protected. This includes the erection of a compensatory bat box which shall be placed on site prior to work commencing and remain on site as part of proposed biodiversity enhancements.

Subject to the above, the proposal is considered to accord with Key Statement EN4 and policy DME3 of the Ribble Valley Core and the National Planning Policy Framework.

The proposed development constitutes householder development is therefore exempt from the need to provide the mandatory 10% Biodiversity Net Gain.

Other matters:

A number of points have been raised from the occupiers of neighbouring properties, raising concerns that the scheme would be turned into a holiday home. Whilst these concerns are noted, the assessment is made on the details submitted within the application, without prejudice.

In addition, concerns raised with regards to the potential damage to the shared access/courtyard area would be a civil matter and not a material planning consideration.

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.