

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	06/08/2026	Manager:	LH	Date:	24/8/26

Application Ref:	3/2025/0902			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	25/02/2026	Site Notice:	N/A	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed demolition of a detached 4-bed dwelling and erection of one self-build detached four-bed dwelling.
Site Address/Location:	Bromiley, Ribchester Road, Clayton le Dale, BB1 9EG

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
United Utilities:	United Utilities direct the applicant to further sources of support and guidance on matters that might impact their proposal. A condition is suggested to secure the management and maintenance for any SuDS scheme.
RVBC Countryside Officer:	The Countryside Officer recommends that all tree identified on the Tree Protection Plan LTC314-TPP dated 11/2025 shall be protected in accordance with the details of the protection plan in accordance with BS5837 Trees in Relation to Design, Demolition and Construction. The bat survey has been updated in summer 2026 and the Countryside Officer recommends a condition for the inclusion of a European Protected Species Mitigation Licence as the demolition works will disturb bats and will destroy the soprano pipistrelle day roost.

CONSULTATIONS:	Additional Representations.
No representations received.	

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 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 DMH3: Dwellings in the Open Countryside and AONB

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2017/0928

Application for a lawful development certificate for the work commenced to create an access whilst application 3/1974/0357 was extant.

Approved No Conditions

3/2015/0122

To establish whether planning permission 6/9/548 (amended under 3/1974/0357) is extant.

Refused

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached bungalow dwelling known as 'Bromiley' located within Clayton-Le-Dale. The surrounding area comprises a linear pattern of dwellings along Ribchester Road, leading from the A59 into the settlement of Salesbury. There are a number of mature trees within the site which are protected by a Tree Preservation Order (7/19/3/240).

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing bungalow and the construction of a new detached two storey dwelling. It should be noted that the size, scale and design of the dwelling has been amended prior to the determination of the application from a contemporary style dwelling with significant glazing to the front elevation, to a more traditional in appearance design with smaller windows. The dwelling would also include two front gable with flat roof parapets as well as a single storey flat roof section to the easter side of the dwelling to accommodate a double garage, gym and family room.

The replacement dwelling would now be constructed of grey roof tiles, stone coloured render, cream brickwork and would have natural stone window surrounds, aluminium windows in a light grey/taupe colour as well as a timber entrance door, a timber garage doors and a brick chimney. In addition, the roof of the south-east elevation would have an integrated solar system to provide solar power.

The dwelling would be sited in a similar position within the plot to the existing bungalow.

It should also be noted that the ecology surveys have been updated prior to determination following recommendations on the timeframes for demolition in the originally submitted documents.

Principle of Development:

The application seeks consent for the construction of a replacement dwelling outside of any defined settlement limits. In this respect, Policy DMH3 of the Ribble Valley Core Strategy sets out the criterion for consideration in relation to residential development in the Open Countryside and reads as follows:

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*

With respect to criterion point three, the existing property is currently a residential dwelling with the proposal intending to maintain the extents of the existing residential curtilage. As such, notwithstanding other development management considerations, the principle of the construction of a replacement dwelling in this location does not raise any significant over-riding conflict with Policy DMH3 of the Ribble Valley Core Strategy and is therefore considered acceptable.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and 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 closest neighbouring residential properties are ‘Rockhaven’ located immediately to the north-west of the site, ‘Rose Garth’ located on the opposite side of Ribchester Road and ‘Meliden’ which is located 73m to the south-east of the site.

Given the separation distances and land level changes between the application site and ‘Rose Garth’ and ‘Meliden’, it is not likely that there would be any adverse impacts to the occupiers of these properties. The main property that would be impacted by the proposal is ‘Rockhaven’ which is single storey in height. The agent for the application has provided an overlay which demonstrates that the proposed new dwelling would be similar in height to the existing dwelling and the tallest elements of the roof would be sited further away from the common boundary between the two properties. In addition, there is a separation distance of approximately 11m with a number of trees running along the boundary which would help provide a level of screening. As such, it is not considered that the replacement dwelling would result in any adverse impact by way of loss of light, overshadowing or overbearing impact.

The proposed raised patio area would be sited closer to the boundary with ‘Rockhaven’ compared to the existing raised patio. However, given the presence of protected trees along this boundary, which are required to be retained as part of the development, in addition to the separation distance and the positioning of ‘Rockhaven’ further back within the site than the proposed dwelling, it is not likely that the granting of this replacement dwelling would result in any adverse overlooking to the occupiers of the adjacent property.

Having regard to the above, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that development must *‘not adversely affect the amenities of the surrounding area’* and *‘consider the density, layout and relationship between buildings, which is of major importance’*.

In addition, Policy DMG2 also states that:

“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”.

The scheme has been amended from the originally submitted scheme which was for a two storey, contemporary style dwelling. The dwelling has now been reduced in height by approximately 1.8m and the design of the dwelling amended to a more traditional character, with smaller window openings.

The style and size of dwellings within the vicinity of the site differ and include a mix dormer bungalows closer to Ribchester Road and two storeys dwellings located further up the hill towards Salesbury. The proposed new dwelling would feature two gable projections to the front elevation and would therefore differ from the character of the existing dwelling. However, it has been demonstrated that the building would not be taller than the existing dwelling so would significantly increase built form at the site. The principal of introducing gable features along Ribchester Road has been established through the granting of the scheme at ‘Rockhaven’ in 2020 and as such, with a mix of design features, materials and size/scale of properties within the road, it is not considered that the replacement dwelling would result in harm to the character and appearance of the street scene. The property would also be set back from the road, in a similar position to the existing dwelling and would not result in a visually obtrusive addition to the street scene.

The proposal is therefore considered to accordance with Policy DMG1 and DMG2 of the Ribble Valley Core Strategy.

Highways and Parking:

Policy DMG1 of the Ribble Valley Core Strategy 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.*
- 3. Consider the protection and enhancement of public rights of way and access.*

In addition, Policy DMG3 states that:

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The Local Highway Authority have provided comments on the scheme and they note that the proposed dwelling would utilise the existing access off Ribchester Road. They do not raise any objections to the scheme subject to a number of conditions which include a condition to ensure the driveway is surfaced and parking/manoeuvring areas provided prior to occupation, retention of garage for the parking of private vehicles. Construction Traffic Management Plan.

The double garage would be able to accommodate 2 no. vehicles with an additional parking space on the driveway.

As such, subject to the above suggested conditions, the proposal is considered to comply with Policy DMG1 and DMG3 of the Ribble Valley Core Strategy.

Landscape/Ecology:

Policy DME1 of the Ribble Valley Core Strategy states that:

'Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed Arboricultural Survey information and tree constraint plans including appropriate plans and particulars. these will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread'.

The site is subject to a Tree Preservation Order and the Countryside Officer has been consulted on the application. They recommend that all tree identified on the Tree Protection Plan LTC314-TPP dated 11/2025 be protected in accordance with the details of the protection plan in accordance with BS5837 Trees in Relation to Design, Demolition and Construction. This could be secured by way of planning condition.

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 submitted ecology appraisal recommended a number of mitigation measures to enhance the value of the site for wildlife such as roosting bats, nesting birds and biodiversity associated with residential development. The recommendations comprise landscape planting, habitat creation and the application of positive habitat management in the long-term to achieve measurable gains for biodiversity.

The report also recommended that an updated bat survey be undertaken if works have not commenced by June 2026. As such, additional surveys have been undertaken and the report identifies two bat roosts which would be affected by the demolition of the existing dwelling. The updated bat survey report considers that the 'three tests' of The Conservation of Habitats and Species Regulations 2017 (as amended) can be met.

As such, it would be reasonable to secure details of external lighting prior to its installation, as well as the compliance with the recommendations outlined in Section 5 of the ecological appraisal dated July 2026 and compliance with the compensatory/additional provision for bats as outlined in sections 4.3.6-4.3.12 of the updated bat activity survey report dated August 2026.

The development is proposed as being exempt from having to achieve the mandatory Biodiversity Net Gain (BNG) requirement as it relates to self-build development. A Unilateral Undertaking has now been signed to secure the dwelling as self-build. As such, the application is considered to be exempt from mandatory BNG.

Other matters:

With regards to flood risk and drainage, Policy DME6 states that:

'Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:

1. preventing pollution of surface and / or groundwater
2. reducing water consumption
3. reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SuDS))

As a part of the consideration of water management issues, and in parallel with flood management objectives, the authority will also seek the protection of the borough's water courses for their biodiversity value.

All applications for planning permission should include details for surface water drainage and means of disposal based on sustainable drainage principles. the use of the public sewerage system is the least sustainable form of surface water drainage and therefore development proposals will be expected to investigate and identify more sustainable alternatives to help reduce the risk of surface water flooding and environmental impact'.

United Utilities have recommended the inclusion of a condition to secure the management and maintenance for any SuDS scheme. However, given this is for a replacement dwelling, this would not be an appropriate condition. Notwithstanding this, the application form does not confirm how surface water would be disposed of and as such, it would be reasonable to include a condition for a surface water drainage scheme to ensure the development would not be at risk of flooding or increase flood risk elsewhere, in accordance with Policy DME6.

Observations/Consideration of Matters Raised/Conclusion:

As such, it is 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.
------------------------	---