


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

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>29/01/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>29/1/26</b>
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<b>Application Ref:</b>	3/2025/0948			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	07/01/2026	<b>Site Notice:</b>	07/01/2026	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed single storey side extension to form gym and golf simulator room.
<b>Site Address/Location:</b>	Lower Yew Tree Farm Alston Lane Longridge PR3 3BN

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Longridge Town Council request that the Yew trees are fenced off to prevent access.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>Countryside Officer:</b>	No response received.
<b>Health &amp; Safety Executive:</b>	HSE originally advised against the development on safety grounds. However, further to additional discussions, the HSE have confirmed that they do not advise against the development.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No representations received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy          Key Statement DS2: Sustainable Development</p> <p>Policy DMG1: General Considerations          Policy DMG2: Strategic Considerations          Policy DMG3: Transport &amp; Mobility          Policy DMH5: Residential and Curtilage Extensions          Policy DME1: Protecting Trees and Woodlands</p> <p><b>Adopted Longridge Neighbourhood Development Plan:</b></p> <p>Policy LNDP3: Longridge Design Principles</p> <p>National Planning Policy Framework (NPPF)</p>
<p><b>Relevant Planning History:</b></p> <p><b>3/2019/0098</b>          Proposed attached annexe accommodation to be created by adapting part of the existing, attached outbuilding, including a new two storey extension.</p>

Approved with Conditions

**3/2016/0497**

Proposed single storey extension to form kitchen, summer snug and alterations to existing barn to form guest accommodation.

Approved with Conditions

**3/2003/0275**

PROPOSED EXTENSIONS TO DWELLING, SITTING ROOM, HEATING CHAMBER AND FUEL TANK SCREEN

Approved with Conditions

**3/2001/0764**

EXTENSIONS TO FORM CONSERVATORY, HEATING CHAMBER AND OIL STORAGE TANK (RESUBMISSION)

Approved with Conditions

**3/2001/0469**

CONSTRUCTION OF CONSERVATORY HEATING CHAMBER AND DOMESTIC HEATING OIL STORAGE TANK

Refused

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application site relates to a detached property located approximately 1.4km to the southeast of Alston and 3.8km south of Longridge town centre. The property is located outside of a settlement boundary, within the Open Countryside and is mostly rural in character, with a few adjacent residential properties. There are three located along the western site boundary.

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

The application is for the erection of a single storey side extension to western flank wall of the main dwelling. The extension would measure 4m by 6.7m with a maximum ridge height of 4.2m. The extension would bring the building line closer to Alston Lane, leaving a minimum gap of approximately 4.3 metres between the flank wall and the western boundaries. The extension would be constructed of natural random stone to match the existing, slates to the roof to match the existing and would have two timber casement windows to flank elevation and patio doors to the rear.

**Principle of Development:**

The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations.

**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'*

Policy LNDP3 of the adopted Longridge Neighbourhood Plan states that proposal should:

‘have no significant adverse impact on residential amenity for existing and future residents’.

It is not anticipated that the proposed development would result in any measurable undue harm upon the existing amenities of any nearby residential properties. The openings proposed to the western gable elevation and rear elevation of the extension would not have a direct line of sight with the adjacent neighbouring residential properties at ‘Yew Tree Cottage’ or ‘Gardeners Cottage’. The extension would also be sufficiently distanced from nearby neighbouring properties so as to prevent any overshadowing, loss of light or overbearing impact.

**Visual Amenity/External Appearance:**

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.’*

In addition, Ribble Valley Core Strategy Policy DMG2 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’.*

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’.*

Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan states that:

*‘All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.’*

Pre-application advice was sought on the scheme whereby the Council noted that the extension would be subservient and sympathetic to the main dwelling in terms of its size, scale and materials of construction. Concerns were raised regarding the fact that the extension would elongate the already large footprint closer to Alston Road and bring the building of the original property closer to Alson Lane.

Notwithstanding the above, the extension is single storey and set down significantly from the main roof ridge. It would be visible from Alston Lane. However, it is not considered that this would give rise to any detrimental impact on the character and appearance of the rural area, nor would it appear overly prominent or incongruous due to its scale, design and external materials. The extension would also be partially screened on the approach to the dwelling from the North, which are shown to be retained on the proposed site plan.

As such, whilst the proposed extension would elongate the footprint of the dwelling and bring the building line closer to the road, this is not considered to result in any significant harm to the character and appearance of the rural area and the extension would remain a subservient addition by reason of its size and scale to the dwelling.

The proposal therefore accords with Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Plan.

**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'.*

The proposal would have no impact on existing parking arrangements and would not increase number of bedrooms at the property.

As such, the proposal accords with the above Policies.

**Landscape/Ecology:**

With regards to biodiversity net-gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

The proposed extension would be located within close proximity to a number of mature trees which border the proposal site to the east, adjacent to the highway. The submitted site plan indicates that these trees would be outside of the root protection area of the proposed extension and as such, it is not likely that the trees would be harmed during construction or as a result of the extension.

**Other matters:**

Longridge Town Council request that the Yew trees are fenced off to prevent access. However, it should be noted that this is a householder application and not a commercial gym.

The site is also located in the Outer Zone of a Major Hazard Pipeline. The Health and Safety Executive have provided an updated response and do not advise against the development.

**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 subject to conditions.

**RECOMMENDATION:**

That planning consent be granted subject to condition(s).