


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	19/02/2026	Manager:	KH	Date:	19/02/26
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Application Ref:	2025/0958				Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	23/01/2026	Site Notice:	23/01/2026		
Officer:	EP				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed replacement of existing timber mock sliding-sash windows with aluminium casement windows.
Site Address/Location:	Broad Ings Anna Lane Bolton by Bowland BB7 4NZ

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape & Townscape Protection National Planning Policy Framework (NPPF)
Relevant Planning History: 2023/0685: Proposed double garage.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached farmhouse with attached barn conversion in Bolton by Bowland, the property also benefits from a detached annex within its curtilage. The application dwelling is sited within an

extensive curtilage with its own private access off Anna Lane. The application site itself is within the Forest of Bowland National Landscape and hosts a semi-rural position.

Proposed Development for which consent is sought:

Consent is sought for the replacement of the existing timber framed mock sash windows to be replaced with aluminium framed in a light grey colouring.

Impact Upon Residential Amenity:

The application dwelling benefits from a large curtilage in a semi-rural position and as a result the nearest neighbouring property is in excess of 150 metres from the proposed development. Furthermore, given the nature of the development being for replacement windows in a like for like positioning, no adverse impact is excepted.

Visual Amenity/External Appearance:

Policy DMG1 states that development must

- *be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- *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, including impact on landscape character, as well as the effects of development on existing amenities.*

Furthermore, Key Statement EN2 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'*.

It is proposed that the windows will be replaced with aluminium, the existing property comprises timber framed mock sash windows. Aluminium frames often have a slim profile and as a result do not have a significantly different visual appearance to timber. In this instance, the size and style of window openings will change when compared with the existing arrangement at the dwelling. The proposed windows are of a simple style with a thin frame profile. This differs from the existing mock sash which windows are somewhat bulky and fussy in design. This style of mock-sash window is not typical of a barn conversion and doesn't necessarily compliment the simple linear vernacular of the dwelling itself. There is therefore no concern in respect to the proposed change in window style in this instance as it better compliments the character of the dwelling. Historic images solidify this view as they demonstrate the style of window originally found at the dwelling, which were simple in style. The existing sporadic fenestration will be maintained, which is fundamental to the character of the property. The windows will be Agate grey in colouring, which is a light colour that will complement the light natural stone construction of the dwelling. It is therefore not considered that the proposed window replacement would be of significant harm to character of the dwelling or wider National Landscape.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

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

Observations/Consideration of Matters Raised/Conclusion:

As such, 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.