


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2025/0960	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/01/2026	
Officer:	KH	
DELEGATED ITEM FILE REPORT:		REFUSAL

Development Description:	Variation of conditions 01 (approved plans) and 2 (external facing materials) from planning permission 3/2023/0118 to allow regularisation of as-built amendments to approved plans.
Site Address/Location:	8 Hammond Drive Read BB12 7RE

CONSULTATIONS:	Parish/Town Council
No objections or comments.	

CONSULTATIONS:	Additional Representations.
One representation has been received which raises concerns due to impacts on immediate neighbours. The hit and miss screening installed does not protect privacy and is rattling in the wind resulting in concerns about safety.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None necessary.	

RELEVANT POLICIES:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1 – Development Strategy Key Statement DS2 – Sustainable Development Key Statement EN4 – Biodiversity and Geodiversity Key Statement H1 – Housing Provision</p> <p>Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME1 – Protecting Trees and Woodland Policy DME3 – Site and Species Protection and Conservation</p> <p>National Planning Policy Framework</p>
RELEVANT PLANNING HISTORY:
<p>3/2013/0513 - Proposed erection of 2no. detached dwellings. Approved</p> <p>3/2016/0296 - Erection of two detached dwellings. Refused</p> <p>3/2016/0615 - Discharge of conditions 3 (Materials), 4 (Tree Protection), 5 (Landscaping), 9 (Construction Method Statement) of planning permission 3/2013/0513.</p>

3/2017/0115 - Alterations to roof design of dwelling approved under planning permission 3/2013/0513 and erection of garage. Approved.

3/2019/1032 – Proposed two-storey dwelling house with integral garage, parking and drive access. Approved with Conditions.

3/2020/0396 - Change coloured composite cladding boards to horizontal standing seam zinc cladding from planning permission 3/2019/1032 (Minor Non-material Amendment) – Approved.

3/2020/0449 - Variation of condition 2 to allow variation to size of approved garage for plot 2 from application number 3/2019/1032. Approved with Conditions.

3/2021/1074 - Proposed bedroom extension, in addition to previously approved application 3/2021/0428. Approved with Conditions.

3/2021/0428 - Proposed extensions to side and rear, and first floor extension. Remodelling of layout including integral garage with bedroom suite over. Approved with Conditions.

3/2023/0118 – Retrospective application for extensions to side and rear and first floor (an increase of 300mm to east elevation compared to previously approved applications 3/2021/0428 and 3/2021/1074 – Approved.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is located to the north-west of the settlement of Read and is accessed along the private road, Hammond Drive. The site is to the south of Hammond Drive with land levels falling substantially by 10m to the south where the site bounds Hammond Ground.

The existing dwelling is a split-level property including pitched and flat roof elements. The building as approved was to be faced with render, stone and burnt larch cladding with fibreglass membrane roofing system in Dark Grey with upvc Grey windows and doors. Balconies wrap around the west and south sides of the building. Planning permission has previously been granted for extensions and refurbishment resulting in complete modernisation of the building.

Proposed Development for which consent is sought:

This application seeks consent to vary the approved plans and external facing materials through the variation of conditions 01 (approved plans) and 2 (external facing materials) of application 3/2023/0118 approved on the 18 May 2023.

Condition 1 read: Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan 1:1250

Block Plan overlay 1:500 rec'd 09/05/23

6219-P01H Proposed Elevations

6219-P02H Proposed Floor Plans

6219-P03G Proposed Site plan

6219-PC01A Boundary Treatment and Landscaping

Reason: For the avoidance of doubt and to clarify which plans are relevant to the consent.

Condition 2 read: The external facing materials shall be carried out in accordance with the details on the Application Form and approved Elevation Plan 6219-P01H.

Reason: To ensure that the materials to be used are appropriate to the locality.

Principle of Development:

The principle of extensions and alterations to modernise the dwelling has been established under planning permission 3/2023/0118 approved in 2023.

The reason for varying condition 1 is due to the fact that the proposal has not been built in accordance with the approved plans with regard the privacy screens approved under application 23/0118 to be erected to the first and ground floor balcony elements. This application seeks to regularise the works which consists of 2m high composite grey hit and miss fencing.

The reason for varying condition 2 is due to the privacy screen materials which have been changed from glass balustrade / opaque glazing to composite fencing as set out above.

Residential Amenity:

The site is between two residential properties. Robin Hill to the east and no. 10 (one of the newly built properties on land formerly associated with no. 8) to the west. Both are large, detached properties with rear gardens approximately the same length as the application site. No. 10 is sited further to the south and therefore is not directly affect by this proposal. Robin Hill is sited in a similar position to the application property and would be affected by this proposed variation.

The fencing which has been erected is not appropriate in terms of the materials and, by its design, also allows for views into adjacent properties which negates the requirement for the privacy screening to the balconies. The fact that the 2nd floor balcony has been reduced in terms of width and projection does not outweigh this harm. The hit and miss fencing has been poorly constructed on site leading to concerns over its effectiveness and loss of privacy. Nonetheless it is considered that even with better quality materials and appropriately fitted fencing the change is materials is not acceptable.

The glazed balustrade to the frontage of the balconies has been replaced with 1.1m metal railings which is acceptable in this instance.

It is recommended that conditions 1 and 2 are not varied as the amended materials result in an unacceptable impact to neighbouring property Robin Hill by virtue of loss of privacy.

Design and Visual Amenity:

Additionally the approved design was for a more light-weight structure to enclose the balcony, whereas the as-built structure represents a poor-quality design and unsuitable materials. Concerns are raised above about the construction of the fencing on site. Nonetheless it is considered that even with better quality materials and appropriately fitted fencing the change is materials is not acceptable.

It is acknowledged that the site lies in open countryside with the changes proposed to the built form limited to immediate rather than longer views, but the fact that the proposal is considered to represent poor design is nevertheless seen from neighboring properties.

Highways:

There would be no highway impacts would arise from these proposals.

Landscape/Ecology:

No landscaping or ecology impacts would arise from these proposals.

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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reason:

01.

The proposed variations to conditions 1 and 2 would result in unacceptable impacts on the neighbouring property Robin Hill in terms of loss of privacy. Additionally, the proposed materials are considered to represent poor design. This is contrary to Policy DMG1 of the Ribble Valley Core Strategy.