

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	10/03/26	Manager:	KH	Date:	10/03/26
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Application Ref:	3/2025/0967			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	28/01/26	Site Notice:	28/01/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed double garage, removal of garage doors and building up in stone, insertion of windows, sliding doors, roof lights and replacement windows and doors.
Site Address/Location:	Coulthurst Farm, Old Vicarage Lane, Talbot Bridge, Bashall Eaves, BB7 3DB.

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

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.

CONSULTATIONS:	Additional Representations.
No representations have been 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 DME3: Site and Species Protection and Conservation
Policy DME6: Water Management
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1992/0515: Extension of house into barn (Approved).

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

The application relates to a large detached two-storey dwellinghouse known as Coulthurst Farm, accessed off Old Vicarage Lane, Bashall Eaves. The property is traditional in appearance, comprising natural stone and render to the walls with natural slate roof tiles and uPVC framed openings and benefits from an existing single storey double garage adjoined to the north-eastern gable of the main dwellinghouse.

The site to which the proposal relates is located outside of any defined settlement area and within the Forest of Bowland National Landscape (former Area of Outstanding Natural Beauty). The site is also at risk of surface water flooding.

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing integral garage, including fenestration alterations, and construction of a new detached double garage.

The proposed detached double garage would measure 7.1m by 6.6m with an eaves and ridge height of 2.3m and 4.4m respectively and would be constructed from natural stonework, sand and cement render and natural slate roof tiles. Two garage doors would be featured to the front southern-western facing elevation.

As part of the conversion of the existing integral garage, the existing garage doors are to be replaced by two window openings, whilst new glazed patio doors and 2no. rooflights would be installed to the rear. The existing window to the north-eastern gable of the garage would also be blocked up.

Replacement windows are also proposed throughout.

Principle of Development:

The proposal relates to alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

The nearest residential receptors are Moor End Farm and Moor End Cottages which are located approximately 170m to the north-east of the proposal site. Given this separation distance, the proposed development would have no measurable adverse harm upon the existing amenities of any nearby residents.

Visual Amenity/External Appearance:

The external alterations proposed as part of the conversion works would not result in any measurable adverse impact upon the existing visual amenities of the application property or surrounding area. The windows proposed to the front elevation of the converted garage would appear in keeping with the existing fenestration featured to the main dwellinghouse, whilst the openings proposed to the rear would not be afforded a high level of public visibility. As such, no concerns are raised in this respect.

The proposed detached double garage would be visible from Old Vicarage Lane being sited to the front of the existing built form. However, the structure would clearly read as a domestic garage building incidental to the residential use of the application property. The garage would be sited in close proximity to the main dwellinghouse and would be of a size and scale which would appear appropriate in relation to its proposed use as well as the existing built form of the property and associated curtilage. The height of the garage would be set well below that of the existing dwellinghouse, and the development would comprise a relatively modest design, including two garage doors to the south-western facing elevation, with no other openings proposed.

The proposal would also utilise materials to match the external appearance of the existing dwelling, including natural stonework and render with stone quoins and slate roof tiles, ensuring visual integration and further reducing the impact of development. The proposed replacement of the existing uPVC framed openings with heritage style hardwood or aluminium frames is also considered acceptable.

With the above in mind, it is not considered that the proposed works would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission.

Highways and Parking:

The application has been reviewed by Lancashire Country Council Highways who raise no objection to the proposal. The proposed detached garage would replace the existing garage and therefore it is not anticipated that the works would result in any significant impact upon highway safety or capacity in the immediate vicinity of the proposal site.

It is noted that the Local Highway Authority have requested the imposition of a condition restricting the use of the garage for the parking of private motor vehicles unless formal planning permission is first obtained. However, the property benefits from ample parking provision to the front of the dwellinghouse on the existing gravel driveway and therefore the imposition of this condition is not considered necessary in this particular instance.

Landscape/Ecology:

Bats

The application has been accompanied by a Preliminary Bat Roost Assessment Report dated 26th November 2025. The report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat were taken into consideration, the building was assessed as offering negligible bat roost potential. Given the lack of roosting potential, it is considered that the development proposals do not risk negative impacts on roosting bats and that reasonable avoidance measures offer an appropriate approach to managing risk of negative impacts during development. This can be secured via a condition.

Trees

The development would be sited within close proximity to a number of trees. Whilst it is not anticipated that the proposal would result in any direct impact upon these trees, a condition can be attached requiring the trees to be protected during construction works in order to mitigate any risk of adverse harm.

BNG

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

Other Matters:

Flood Risk

The proposal site is at risk of surface water flooding, and a Flood Risk Assessment (FRA) has been submitted in support of the proposal. The FRA notes that the proposals involve building up the existing garage doors to provide traditional raised windows thus improving flood risk by removing a potential direct floor flow

pathway. Notwithstanding this, the garage refurbishment and new detached garage are both generally located outside the area shown to be at risk of surface water flooding and located on land topographically higher than the remaining existing dwelling. As such, there is not considered to be any reason planning permission cannot be granted.

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.
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