


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	01/05/2026	Manager:	LH	Date:	5/5/26
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Application Ref:	2025/0989			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	17/02/202	Site Notice:	17/02/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of No.4 detached garage buildings following demolition of existing garages on site.
Site Address/Location:	Land associated with 6 Top Row Sabden BB7 9HL

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
<p>Three letters of support have been received for the application with the comments summarised as follows</p> <ul style="list-style-type: none"> - Visual improvement to the area. - Garages provide a service for the local residents. - Existing garages are an eyesore. <p>One letter of objection has been received raising the following concerns</p> <ul style="list-style-type: none"> - Dangerous road junction. - Narrow access lane in poor condition. - Increase in vehicular movement of risk to pedestrians. - Increase in anti-social behaviour. - Increase in current rent cost for the garages. 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)</p>

Relevant Planning History:

No relevant planning history.

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

The application relates to a parcel of land located down an access track leading off Clitheroe Road. The application site is both within the designated Sabden Conservation Area and the National Landscape.

Proposed Development for which consent is sought:

Consent is sought for the construction of 4 double garage structure following demolition of the existing garages at the site.

Principle of Development:

Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development within Tier 2 Villages or outside the defined settlement areas can be considered as justifiable if the development meets one or more of the following criteria

1. The development should be essential to the local economy or social well-being of the area.
2. The development is needed for the purposes of forestry or agriculture.
3. The development is for local needs housing which meets an identified need and is secured as such.
4. The development is for small scale tourism or recreational developments appropriate to a rural area.
5. The development is for small-scale uses appropriate to a rural area where a local need or benefit can be demonstrated.
6. The development is compatible with the enterprise zone designation.

The proposed development is for the construction of replacement garages. As per the existing structures, the garages will be let out for use by residents of Sabden. It is therefore considered that the proposal constitutes small-scale development demonstrating a local need or benefit and is compliant with Policy DMG2.

Impact Upon Residential Amenity:

Given the nature of the development, for replacement garages of a modest scale, it is not considered there would be any adverse impact on neighbouring receptors. The proposed use is comparable to that of the existing arrangement and as such it is not considered there would be any intensification of use that would result in adverse harm to residential amenity. The proposed garage structures are in a comparable position to the existing structures. Nonetheless, there is a reasonable distance between the garages and neighbouring dwellings to mitigate any adverse impact in respect of loss of light or overbearing impact.

Visual Amenity/External Appearance/Conservation Area:

Ribble Valley Core Strategy Policy DMG1 states that "development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature". Furthermore, emphasis is placed on visual appearance and the relationship to surroundings.

As the application site lies within the Forest of Bowland National Landscape consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley Core Strategy states that: "The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials."

In relation to Conservation Areas, Key Statement EN5 stipulates that *'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits'*.

The existing site comprises a number of timber constructed garages, some of which are falling into a state of disrepair effecting their use. Overall, the existing garages do not contribute positively to the area by virtue of their poor condition. As such, it is considered that the application offers opportunity for betterment from a visual perspective.

The proposed garages will be constructed in timber cladding with a tiled roof profile and cream sectional garage doors. The garages are traditional in construction, and the proposed use of natural materials will integrate sufficiently into both the immediate Conservation Area and wider National Landscape.

There will be four double garage structures measuring 5.45m by 5.45m which is typical in scale for a double garage of this nature. The scale of the proposed structures is modest, and they will not appear dominant within the streetscape. The scale of the garages is greater than the existing single garages, but the number is fewer making the amount of built form proposed comparable to the existing arrangement on site.

As such, based on the above, it is not considered the proposed garages would be of harm to the character of the Conservation Area or National Landscape, particularly when compared with the existing dilapidated arrangement, but virtue of the natural materials and modest scale proposed.

Highways and Parking:

LCC Highways raised no objection to the proposal on the basis that the use continuing would be unlikely to intensify use of the access onto Clitheroe Road. Subject to the imposition of condition to restrict the garage doors from opening out onto the public highway.

Landscape/Ecology:

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

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.