


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	09/03/2026	Manager:	LH	Date:	11/3/26
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Application Ref:	3/2025/0991			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	22/01/2026	Site Notice:	22/01/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Demolition of existing dwelling and erection of new detached self-build dwelling including external landscaping.
Site Address/Location:	Dilworth Cottage, Ward Green Lane, Longridge, PR3 2ZL

CONSULTATIONS:	Parish/Town Council
Longridge Town Council:	Longridge Town Council request that the new dwelling is moved to improve visibility.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
United Utilities:	An appropriate drainage strategy condition would be required to be added to any grant of permission in accordance with the NPPF and the NPPG.
RVBC Environmental Health:	<p>Recommends the addition of two conditions relating to construction/delivery hours and control of site construction phase and preparation in relation to dust/fumes/noise/vibration.</p> <p>The Environmental Health Officer considers the Air Source Heat Pump to be a sufficient distance to not harm the amenity of neighbouring properties.</p>
RVBC Countryside Officer:	<p>An EPS licence is required as the proposal would impact on bat roosts. A condition is recommended to secure this.</p> <p>They also recommend a tree protection condition in accordance with BS 5837 Protection of Trees in Relation to Demolition, Design and Construction for category B trees identified on the submitted tree protection plan dated 6th of Jan 2025 be added to any grant of permission.</p>

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Presumption in Favour of Sustainable Development Key Statement DMI2: Transport Considerations Key Statement EN3: Sustainable Development and Climate Change</p>

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH3: Dwellings in the Open Countryside and the AONB
Policy DMG3: Transport and Mobility
Policy DME1: Protecting Trees and Woodland
Policy DME3: Site and Species Protection And Conservation
Policy DME5: Renewable Energy

Adopted Longridge Neighbourhood Development Plan:

Policy LNDP3: Longridge Design Principles
Policy LNDP6: Landscape

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0039

Proposed demolition of existing dwelling and erection of new two-storey detached dwelling with rooms in the roofspace. Installation of Air Source Heat Pump and Solar Panels.
Refused

3/1983/0499

Erection of front porch.
Approved with Conditions

3/1975/1221

Erection of new double garage
Approved with Conditions

3/1975/1220

Internal modifications and alterations to window and door openings
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site is occupied by a stone built, two storey dwelling and detached garage, located within the Open Countryside. The site is located on the junction of Ward Green Lane, and The B6243 Lower Road, Longridge, Preston, PR3 2ZL, approximately 2.4km east of the settlement boundary of Longridge. The character of the surrounding area is predominantly rural and is currently unoccupied.

The site is also located within the adopted Longridge Neighbourhood Development Plan Area.

Proposed Development for which consent is sought:

The proposed development is for the demolition of the existing dwellinghouse and the erection of a new two storey dwelling. The existing dwelling is built almost up to the boundary with Lower Road and as such, visibility at the junction is poor. The proposed new dwelling would be sited further south, leaving a gap of approximately 5.1 metres between the northern site boundary at Lower Road and the rear wall of the dwelling. In addition, the new dwelling would be sited between approximately 5.1 and 2.9 metres from the site boundary along Wards Green Lane.

The proposal includes a hard surfaced area surrounding the property with a patio to the front and an extension to the existing driveway. The detached two store garage would remain, as would the existing site access.

With regards to the proposed dwelling itself, this would be approximately 7.6 metres to the top of the roof ridge. The eaves height would be approximately 5.1 metres. The replacement dwelling would have a dual pitched slate roof, brown uPVC soffits and fascias, brown uPVC windows and doors and to the walls, natural stone with stone quoins. Solar panels are also proposed to the front roof slope and an Air Source Heat Pump adjacent to the eastern flank wall.

It should be noted that the plans have been amended prior to determination to remove a front gable and amend the fenestration to accommodate comments made by the Planning Officer.

It should also be noted that planning permission was refused for a similar scheme under planning ref: 3/2025/0039 for the following reasons:

- 1. The demolition of the existing dwelling and the erection of the proposed replacement dwelling, by reason of its inappropriate size, scale, siting and design is considered to constitute a prominent addition to the site and would be harmful to the character and appearance of the rural, open countryside when compared to the size, scale and appearance of the existing dwelling, contrary to Policies DMG1 and DMG2 or the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.*
- 2. There is insufficient information submitted within the application to determine the presence of bats within the site. In the absence of this information, the proposal fails to fully assess the impact on protected wildlife species, contrary to Policy DME3 of the Ribble Valley Core Strategy and The Conservation of Habitats and Species Regulations 2017.*

Principle of Development:

The proposed development is not located within a settlement boundary and Policy DMG2 states that:

Within the tier 2 villages and outside the defined settlement areas development must meet at least one of the following considerations:

- 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 submitted information does not indicate that the development is for local needs housing which meet an identified need and it would not fall under any of the alternative criteria outlined above.

Notwithstanding this, Policy DMH3 is for dwellings in the Open Countryside and the AONB (now National Landscape) which allows for:

“the rebuilding or replacement of existing dwellings subject to the following criteria:

- the residential use of the property should not have been abandoned.*
- there being no adverse impact on the landscape in relation to the new dwelling.*

- the need to extend an existing curtilage”.

It is not considered that the residential use has been abandoned. As such, it is not considered that there is an in-principle objection to the development, subject to the proposal not extending the existing curtilage or resulting in any adverse impact on the landscape. This will be discussed below in the visual amenity section of this report.

Residential Amenity:

Paragraph 135 (f) of the National Planning Policy Framework states:

‘Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users’.

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

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

Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:

“Have no significant adverse impact on residential amenity for existing and future resident” or

“Do not contribute to, or suffer from, adverse impacts arising from noise”.

In this instance, there are no neighbouring residential properties within the immediate vicinity of the site where the closest residential property is located approximately 126 metres to the north-east of the site (Hill Side). As such, the proposal would not likely result in any adverse impact by way of loss of light, overshadowing, overlooking or overbearing impact.

The Environmental Health Officer has provided comments on the scheme, noting that due to the distance between the proposed Air Source Heat Pump and neighbouring residential receptors, it would not likely result in any adverse impact by way of excessive noise. They do recommend the inclusion of two conditions relating to construction hours/delivery times and the control of noise/dust/smoke/fumes. However, the latter would not meet the tests and there are no direct adjacent neighbouring residential receptors.

The proposal therefore complies with the above Policies.

Visual Amenity/External Appearance and Heritage Impact:

Paragraph 135 (c) of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

Policy LNDP3 of the adopted Longridge Neighbourhood Plan also 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'. This Policy states that proposals should:

"a) Conserve and enhance the locally distinctive built, historic and natural environment;

b) Are designed to take account of site characteristics and surroundings, including:

i. Layout – the predominantly green appearance of the area to be maintained with appropriate green space and planting of trees and shrubs;

ii. Siting;

iii. Scale;

iv. Height;

v. Proportions and massing;

vi. Fuel efficiency;

vii. Architectural detailing;

viii. Landscaping;

ix. Materials;".

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. where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build".

Criterion (e) of Policy LNDP3 also states that proposals should:

"Utilise sustainable construction methods, minimising the use of non-renewable resources and maximising the use of recycled and sustainably sourced materials"

And (f) states that proposals should:

"Minimise resource use towards a zero carbon dioxide emissions".

Turning to the acceptability of the proposed replacement dwelling, the size and scale of the dwelling has been reduced from the refused scheme and would now be of a similar height to the existing dwelling. In addition, the front gable and bay windows have been removed from the scheme which helps to reduce the visual prominence of the dwellinghouse. The walling materials are not considered to be in keeping with the surrounding area and would not be complementary to the existing garage and wall. As such, the agent has confirmed that they are happy to agree an alternative material by way of condition. Subject to a condition to secure a sample of external materials of construction, as well as window details, the materials are considered to be acceptable.

It is also noted that the solar panels would sit flush into the roof as noted within the submitted Planning Statement and the extent of the panels has been significantly reduced from the refused scheme. As such, this element of the scheme is also considered to be acceptable.

Overall, the amended design of the dwelling and reduction in size and scale would introduce a more sympathetic replacement dwelling than the refused scheme and whilst the building would be brought forwards within the site and would be more visible from Ward Green Lane, the dwelling is considered to reflect the character of the surrounding area. The existing retaining wall would also now be reduced in height to 0.9m as per the amended landscaping plan to improve visibility at the junction.

Overall, the amended scheme is considered to comply with Policies DMG1 and DMG2 or the Ribble Valley Core Strategy and Policy LNDP3 of the adopted Longridge Neighbourhood Development Plan.

Highways/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 site has an existing garage which is shown on the submitted floorplans as a workshop. Two parking spaces are provided in front of the garage, and the Local Highway Authority (LHA) note that the dwelling complies with the LHA's parking standards as defined in the Joint Lancashire Structure Plan and there would be room to turn within the site and leave in forward gear. However, the garage cannot be classed as a parking space as it does not meet the minimal internal dimensions.

The proposal will utilise an existing access from Ward Green Lane, which is an unclassified road subject to a 60mph speed limit. Currently, there is a gate approximately 3.7m from the carriageway edge and the LHA note that while this arrangement is existing, it does not meet current standards and as such, the gate shall be removed or must be set back 5m into the site, which will allow vehicles to pull clear off the carriageway before operating the gate, reducing conflict within the highway. This can be secured by way of planning condition.

The existing dwelling currently sits adjacent to Lower Road and Wards Green Lane junction. The proposal would result in the new dwelling being positioned further away from the edge of the carriageway, creating a better line of sight for vehicles at the junction of Lower Road. The retaining boundary wall adjacent to Lower Road will be lowered to 0.9m which would assist in visibility at the junction allowing drivers to see over the wall and observe oncoming traffic. The LHA consider that amendments to the retaining wall fronting Lower Road will require the applicant to provide a structural report setting out how any structures will be assessed, excavated, constructed, strengthened or demolished and secured by way of planning condition.

The LHA have recommended a condition for the gateposts erected at the access are removed or positioned 5m behind the nearside edge of the highway to permit vehicles to pull clear of the carriageway when entering the site and to ensure adequate inter-visibility between highway users when exiting. However, the applicant is not proposing to amend the access arrangements. Given that there is an existing property at the site, it would be unreasonable to request the access to be amended.

The LHA also recommend cycle storage provision within the existing garage to encourage and promote sustainable transport use (which can be secured by condition).

Subject to conditions, the proposal is considered to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

Other matters:

With regards to landscaping, the proposal would involve the removal of a number of Category 'C' trees within the site and would retain eight individual Category 'B' trees. The Countryside Officer has provided comments on the scheme and considers that a tree protection condition should be added to any grant of permission to ensure the trees are protected in accordance with BS 5837 Protection of Trees in Relation to Demolition, Design and Construction.

Turning to protected species, Policy DME3 states that development proposals that:

“development proposals that are likely to adversely affect the following will not be granted planning permission”.

The application has been supported by a Preliminary Roost Assessment and further emergence surveys which confirm that the property contains three bat roosts. Two roosts comprise common pipistrelle day roosts with a maximum of three bats. One roost comprises a day roost of a solitary whiskered bat. The report confirms that all roosts would be lost as a result of the work and an EPS mitigation licence will be required to allow the destruction of the roosts. The Countryside Officer recommends the inclusion of a condition for the copy of the EPS licence to be submitted to the LPA for approval and the actions, methods and timings included in the mitigation measures identified and the conditions of the Natural England Licence be adhered to throughout the lifetime of the development.

The development is proposed as being exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it relates to self-build development. A Unilateral Undertaking has been signed to secure the dwelling as self-build and as such, it is considered that the development falls within the ‘di minimis’ exemption.

United Utilities have provided comments on the scheme and they consider that a drainage strategy should be secured by a pre-commencement condition, should permission be granted.

Observations/Consideration of Matters Raised/Conclusion:

As such, having regard to all material considerations, this application is recommended for approval.

RECOMMENDATION:	That the application be granted subject to conditions.
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