

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	05/02/26	Manager:	KH	Date:	06/02/26
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Application Ref:	3/2025/0992			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	09/01/26	Site Notice:	09/01/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed removal of existing timber outbuilding and construction of replacement timber outbuilding.
Site Address/Location:	Leagram Mill Barn, Dinkling Green Lane, Chipping, PR3 2QS.

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

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

CONSULTATIONS:	Additional Representations.
No representations 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

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2006/1012: Demolish existing garage and balcony and replace with single storey slate roof extension (Approved).

3/1974/0850: Conversion of barn to dwelling (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwelling known as Leagram Mill Barn. The property is the result of a planning permission granted in the mid-1970s (3/1974/0850) for the conversion of a barn

into a dwellinghouse. One of the conditions on the permission removed permitted development rights from the resulting dwelling and therefore any development within the curtilage of the property requires formal planning permission. The property itself comprises stone and slate roof tiles and has undergone substantial alterations in the past, including the addition of a single storey side extension which was granted planning consent under application reference 3/2006/1012. The property also benefits from an existing detached timber shed situated adjacent to the eastern gable elevation of the main dwelling, measuring 3.1m by 3.7m with a ridge height of 2.6m. Whilst there does not appear to be any formal planning permission for this structure, a review of historic Google Streetview Imagery indicates that the shed has been in situ since at least 2009.

The proposal site is located within the Forest of Bowland National Landscape and occupies a corner plot at the junction of Dinkling Green Lane with a private access track which serves a small cluster of residential properties to the north of the application property. A Public Right of Way also passes to the east of the site, along the aforementioned track.

Proposed Development for which consent is sought:

Consent is sought for the removal of the existing timber shed and construction of a replacement timber outbuilding.

The proposed outbuilding would measure 6.5m by 4m and would incorporate a pitched roof form with an eaves and ridge height of 2.1m and 2.5m respectively. To the western facing elevation of the structure, a personnel door and 2no. windows would be featured.

Principle of Development:

The proposal relates to the construction of a replacement domestic outbuilding located within the curtilage of 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 receptor to the application property is The Old Smithy, located approximately 45m to the west of the proposed development. Given this separation distance, the proposed outbuilding would not result in any measurable undue harm upon the existing amenities of any nearby residents by way of overshadowing, loss of outlook, daylight or privacy.

Visual Amenity/External Appearance:

The proposal site occupies a prominent roadside position within the Forest of Bowland National Landscape, and it is proposed to replace the existing timber shed with a new detached timber outbuilding which would comprise a footprint of 6.5m by 4m with glazing featured to the western elevation, facing into the site towards the dwellinghouse.

Whilst it is noted that the proposal would occupy a prominent roadside position, being publicly viewable from both Dinkling Green Lane and the Public Right of Way which passes to the east of the site, the overall design and appearance of the proposal would not be too dissimilar to that of the existing timber building. It is acknowledged that the proposal would result in a larger detached building than that of the existing; however, the structure would still be of an appropriate size and scale for a domestic outbuilding. In this context, it is not anticipated that the proposed replacement timber outbuilding would read as an overtly incongruous or anomalous form of development that would cause significant harm to the existing visual amenities of the proposal site or wider National Landscape when taking into account the existing built form on site.

Accordingly, the proposal is considered acceptable with respect to visual amenity and external appearance.

Highways and Parking:

No highway related issues have been identified with respect to the proposed development.

Landscape/Ecology:

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

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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