

PLANNING STATEMENT

FOR THE ERECTION OF AN OUTBUILDING
AT LEAGRAM MILL BARN,
CHIPPING



Ribble Valley Architecture Ltd

1.0 INTRODUCTION

- 1.1** This Planning statement has been prepared by Ribble Valley Architecture Ltd. on the behalf of our clients Mr and Mrs Hart, it has been prepared as part of a householder planning application for the erection of a proposed outbuilding.
- 1.2** This statement provides a description of the site and the proposed works, its compliance with the development plan and an assessment of other material considerations.

It is to be read in conjunction with the following planning drawing:

- 2530 – 01 Existing and Proposed Plans and Elevations

2.0 APPLICATION SITE

- 2.1** The application site is located in the village of Chipping, Lancashire and is located within the Forest of Bowland Area of Outstanding Natural Beauty.
- 2.2** The site consists of the residential dwelling Leagram Mill Barn, an existing timber outbuilding, vegetation, areas of hardstanding and lawn / grassed areas.

3.0 PROPOSAL

3.1 The proposal facilitates the removal of the existing timber outbuilding, which is in ancillary domestic use to house the borehole equipment serving the property. The outbuilding is of timber construction, with a pitched roof form, measuring 2m to the eaves and 2.6m to the ridge.



Photo 1: Existing outbuilding



Photo 2: Existing outbuilding

3.2 The proposed replacement outbuilding will be used for ancillary domestic use to house the borehole equipment, provide domestic storage to support the residential use of the property and will also serve as a woodwork hobby area. The outbuilding will be constructed in timber, with timber cladding and a pitched roof form, measuring 2.1m to the eaves and 2.5m to the ridge. The total internal floor area for the outbuilding is 22m², the scale of the proposed outbuilding is modest and will appear subservient to the host dwelling. The outbuilding is proposed to be located to the side of the property, encompassing the area of the existing outbuilding proposed to be removed. The size and position of the proposed outbuilding will ensure there is minimal impact to the surrounding landscape of the AONB.

4.0 PRE – APPLICATION ADVICE

4.1 Pre – application advice was sought to discuss the proposal with the planning officer prior to submitting a formal householder planning application.

The detailed pre-application response was received on the 25.11.2025 and concluded the following:

Based on the information submitted, the proposed replacement of the existing timber outbuilding with a new timber outbuilding is considered acceptable in principle. The development is also not anticipated to result in any significant adverse harm upon the amenity of any nearby residents; however, it is advised that the number of glazed openings to the western elevation be reduced to appear more in keeping with the buildings proposed use.

5.0 DEVELOPMENT PLAN POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for the purposes of this application comprises the Ribble Valley Core Strategy (adopted 2014) and the National Planning Policy Framework (NPPF) (2024).

5.2 The following policies of the Ribble Valley Core Strategy ('the Core Strategy') are of relevance to the proposal:

Key Statement DS1: Development Strategy

Key Statement DS2: Sustainable Development

Key Statement EN2: Landscape

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations

Policy DMH5: Residential and curtilage extension

6.0 EVALUATION

6.1 The main factors to be considered are:

- Visual amenity/external appearance
- Impact upon residential amenity
- Highways
- Landscape/Ecology

6.2 Principle of Development:

The application relates to a domestic outbuilding located within the curtilage of a residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

6.3 Visual Appearance

The proposed outbuilding is of a modest size and scale when read in context with the exiting built form and will appear subservient to the host dwelling. Due to the size, scale and position of the proposed outbuilding it will not appear an overtly dominant addition to the site or surrounding area.

The outbuilding is to be constructed from timber in keeping with the existing outbuilding proposed to be removed. The design and material selection will ensure that the proposal is in keeping with the area.

6.4 Impact Upon Residential Amenity

The proposal does not compromise the amenity of adjacent properties.

6.5 Highways

No alterations are proposed to the existing site access / parking areas. The proposal will not have a negative impact to the local highway.

6.6 Landscape / Ecology

The proposed outbuilding will be situated on an existing hardstanding area, as the proposal is in relation to a householder application it is exempt from mandatory Biodiversity Net Gain Requirements.

The proposed outbuilding will have a minimal aesthetical impact on the local landscape and there will be no significant impact or loss of character to the area

An ash tree is located 10m from the position of the proposed outbuilding, the tree has suspected ash dieback disease. The ground between the outbuilding and tree is hardstanding. Given the minor scale of the development and the distance it is from the tree (not in the root protection area), the existing ash tree will not be effected by the minor development.

7.0 SUMMARY

7.1 In summary, the proposal will provide a suitable outbuilding for ancillary domestic use. The proposal is modest in size and will appear subservient to the host dwelling and the wider landscape within the Forest of Bowland AONB. The use of appropriate materials, careful siting, and adherence to planning policy will ensure the proposal will not have a detrimental impact to the character and appearance of the area. The advice and guidance contained within the pre-application response has been incorporated into the proposal.