


Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	LW	Date:	26/02/26	Manager:	KH	Date:	27/02/26

Application Ref:	3/2026/0001			 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 conversion of existing attached outbuilding, currently being used as a domestic store, and formation of a new single-storey side/rear (infill) extension over an existing patio area to provide a link to the converted outbuilding.
Site Address/Location:	Martins Croft, Lords Lane, Longridge, PR3 2TA.

CONSULTATIONS:	Parish/Town Council
A consultation response from Thornley with Wheatley Parish Council was received on 23 January 2026 raising no issues.	

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached two-storey dwellinghouse known as Martins Croft, accessed of Lords Lane, Longridge and comprising stone, natural slate roof tiles and woodgrain effect uPVC framed openings.

The site to which the proposal relates is located outside of any defined settlement area and on land which benefits from an Open Countryside designation. A Public Right of Way passes along the north, west and eastern boundaries of the site.

Proposed Development for which consent is sought:

Consent is sought for the proposed conversion of the exiting integral outbuilding, including fenestration alterations, and construction of a new single storey extension to the rear.

The proposed extension would measure 4.05m by 4.49m and would incorporate a flat roof form with lantern light measuring a maximum of 4m in height. The development would be constructed from stone and would feature slim profile black uPVC framed openings to both the south-eastern and south-western elevations.

Principle of Development:

The proposal relates to a domestic extension and 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 openings proposed to the single storey extension would provide views predominantly towards the private amenity space associated with the application property and therefore it is not anticipated that any significant loss of privacy would be resultant. The fenestration alterations proposed to the existing outbuilding would largely involve the replacement of existing openings and are therefore considered acceptable, insofar that no new opportunities for direct overlooking or loss of privacy would be created.

The proposed extension would remain sufficiently distanced from neighbouring dwellings so as to mitigate the risk of overshadowing, loss of outlook or daylight. The development would be sited approximately 8m from the common boundary with Old Rhodes Farmhouse and would be screened from the occupiers of Martins Croft Barn by the application dwelling itself. As such, no concerns are raised in this respect.

With the above in mind, the proposed works are considered acceptable insofar that the development would not result in any measurable undue harm upon the existing amenities of any nearby residential receptors.

Visual Amenity/External Appearance:

The proposed extension would comprise a relatively modest addition to the existing built form of the application property with a size and scale which would appear appropriate in relation to the primary dwellinghouse. The extension would also be constructed from materials which would remain in keeping with the external appearance of the existing property, ensuring visual integration and further reducing the impact of development.

Furthermore, the proposed external alterations to the existing outbuilding in order to facilitate its conversion, including the installation of replacement windows, are also considered acceptable, given the resultant visual impact would be negligible.

Accordingly, it is not considered that the proposed development would result in any adverse impact upon the existing visual amenities of the immediate or wider locality.

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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