


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	23/03/26	Manager:	KH	Date:	24/03/26
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Application Ref:	3/2026/0006				Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	20/01/26	Site Notice:	20/01/26		
Officer:	LW				
DELEGATED ITEM FILE REPORT:					APPROVAL

Development Description:	Proposed single storey double garage to replace adjoining dilapidated workshop, coal store and timber garage. Conversion of existing garage into bedroom/ ensuite. Replacement of septic tank with sewage treatment plant.
Site Address/Location:	Monks Barton, Longsight Road, Langho, BB6 8AD.

CONSULTATIONS:	Parish/Town Council
No comments received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to conditions.
United Utilities:	No comments received.

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 DMG3: Transport & Mobility
Policy DME3: Site and Species Protection and Conservation
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0854: Prior notification for proposed single storey rear extension under Part 1 Class A of the GPDO (Approval).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a large detached two-storey dwellinghouse known as Monks Barton, accessed off Longsight Road. The property comprises natural stone walling, slate roof tiles and timber framed openings and benefits from an existing front porch, rear conservatory, single storey lean-to to the north-eastern gable and detached timber outbuilding. 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.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing single storey lean-to to the north-eastern gable and detached timber outbuilding and construction of a single storey, integral double garage, together with the conversion of the existing garage into an en-suite bedroom and replacement of the existing septic tank with a sewage treatment plant. The proposal has been amended since initial submission, with the footprint of the proposed garage reduced.

The proposed double garage extension would project 6.52m from the north-eastern gable elevation of the application property with a depth of 7m and would incorporate a pitched roof form measuring 2.5m to the eaves and 5.2m to the ridge. To the front elevation a powder coated aluminium garage door would be featured, while 1no. window and a personnel door would be included to the rear. With respect to materiality, the development would be finished in random-rubble natural stone walling and natural slate roof tiles.

It is noted that the submitted plans also show a proposed single storey rear extension. However, this extension was the subject of prior approval application 3/2025/0854 and therefore does not form part of this planning application.

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 nearest residential receptor to the proposal site is in excess of 200m away. Given this separation distance, it is not considered that the proposed development would result in any measurable undue harm upon the amenities of any nearby residents.

Visual Amenity/External Appearance:

The proposed double garage originally submitted with the application comprised a footprint of 8.5m by 9m. However, this, together with the rear extension recently granted consent under prior approval application 3/2025/0854, was considered to result in a substantial cumulative increase in built form compared to the original property.

Following discussions with the Agent, the proposed garage has been reduced to a standard double garage size with a sideward projection of 6.52m and depth of 7m to accommodate a 6m-by-6m internal floorspace. A greater set back from the principal elevation of the dwellinghouse has also been incorporated. Whilst it is noted that the garage, together with the aforementioned rear extension, would still result in a substantial increase compared to the original built form of the property, when taking account of the size of the curtilage associated with the dwelling, it is not considered that the amended scheme would appear overly dominant or incongruous so as to warrant the refusal to grant planning consent for this reason alone. The proposed garage would be clearly set back from the principal elevation and down from the main ridgeline and the revised sideward projection of the addition would also not be

significant to an unacceptable degree when read in context with the existing built form, insofar that it would equate to less than half the width of the main dwelling.

Moreover, the development would be constructed from materials which would visually integrate with the external appearance of the property, including natural stone walling and slate roof tiles, ensuring that the addition appears in keeping with the character of the existing dwellinghouse. With this in mind, the removal of the existing lean-to structure and timber outbuilding and replacement with a stone built integral garage is not considered to result in any significant detrimental harm upon the existing visual amenities associated with the dwellinghouse or surrounding area.

The conversion of the existing integral garage, including the replacement of the existing garage door with a timber framed window, and the replacement of the existing septic tank with a sewage treatment plant within the rear garden area are also considered acceptable insofar that the resulting visual impact upon the immediate and wider locality would be negligible.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposed development. The Local Highway Authority (LHA) notes that the parking is available for at least 3 vehicles. The proposal includes an extension to the parking area which will facilitate turning in order to enter and leave in forward gear and as such, the property complies with parking standards. Furthermore, the recommended minimum internal dimensions for a double garage are 6m in length and 6m in width and therefore the proposed garage is an acceptable size to provide parking provisions. As such, the LHA does not raise an objection regarding the proposed development and are of the opinion that the proposal would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

It is recognised that the LHA has requested the imposition of a number of conditions with respect to restricting the use of the garage for the parking of vehicles in order to ensure adequate parking provision, as well as preventing the use of the development until the car parking and turning areas have been implemented in full and the provision of wheel cleaning facilities during construction. However, the existing driveway to the front of the property is already capable of accommodating 3no. on-site parking spaces and the proposal comprises a relatively small-scale domestic extension. As such, the Local Planning Authority do not consider these conditions to be necessary in this particular instance.

Landscape/Ecology:

Bats

The application has been accompanied by a Bat Survey, dated 6th January 2026. The report concludes that the removal of the stores and timber garage prior to the construction of a new garage will not impact on any local bat population by disturbing any existing bat roosts nor will it result in the removal of any roost potential. As such, no further survey work or mitigation measures are considered necessary, however it is recommended that a Sku Beaumaris bat box (or similar) be installed within the site in order to enhance roost potential. This can be secured via a condition.

BNG

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, for the above reasons and having regard to all material considerations and matters raised the application is recommended for approval.

RECOMMENDATION:	That planning consent be granted subject to the imposition of conditions.
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