


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	27/02/2026	Manager:	KH	Date:	27/02/26
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Application Ref:	2026/0012			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	05/02/2026	Site Notice:	05/02/2026					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed porch extension to front of property.
Site Address/Location:	Springside Farm Knotts Lane Bolton-by-Bowland BD23 4SJ

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
One letter of support 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 Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached stone-built property on Knotts Lane in Bolton by Bowland. The application property hosts a relatively rural position, with there being a small number of residential properties in the vicinity but largely it is characterised by open landscape. The application site itself is within the designated National Landscape.

Proposed Development for which consent is sought:

The application seeks consent for a small porch extension to the front elevation of the property. The porch would be constructed with a natural stone plinth with a timber canopy with stone roof flags.

Impact Upon Residential Amenity:

The proposal is for a modest porch extension to the front elevation of the property. There are no neighbouring properties immediately adjacent to the proposed development. As such, there will no adverse impact resultant

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states: *'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.'*

In relation to the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy stimulates *that the landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.*

The proposed porch extension will be sited to the principal elevation to serve the primary access to the dwelling. The porch is modest in respect of footprint, measuring 2m by 1.25m in width and length. The porch will be of open canopy style, with a timber frame and stone roof profile and will have a ridge height of 3.5m. The overall scale is proportionate to the host dwelling and will not result in the creation of development that is prominent or overbearing.

The proposed materials being stone walling, timber and stone roof tiles are all naturally occurring which is appropriate to the character of the national landscape and the host dwelling. As such, the proposal will integrate sufficiently into the site and will result in visual harm.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

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

Observations/Consideration of Matters Raised/Conclusion:

As such, 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.