


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>06/03/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>6/3/26</b>
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<b>Application Ref:</b>	2026/0015			 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>				
<b>Date Inspected:</b>	11/02/2026	<b>Site Notice:</b>	11/02/2026					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed summer house within garden curtilage.
<b>Site Address/Location:</b>	Chalker House Whiteacre Lane Wiswell BB7 9BL.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Wiswell Parish Council raise no objection but recommend that all construction vehicles approach via Whiteacre Lane and not via Wiswell Lane/Pendleton Road from the A671 due to access difficulties.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	N/A

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
No comments received.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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)
<b>Relevant Planning History:</b>  3/2019/0834: Replacement dwelling house. (approved with conditions).

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
<b>Site Description and Surrounding Area:</b>  The application relates to an existing dwelling located outside but adjacent to the defined settlement boundary for Wiswell being within the defined open countryside. The dwelling is located at the end of a track off Cunliffe Lane.

**Proposed Development for which consent is sought:**

Consent is sought for the construction of a detached summer house within the rear curtilage of the application site. The building will have an associated patio area, open canopy and stone walling.

**Impact Upon Residential Amenity:**

The application dwelling is positioned within a substantial curtilage, with no neighbouring properties in the immediate vicinity of the development site. As such. There is no adverse impact on residential amenity expected resultant.

**Visual Amenity/External Appearance:**

The proposed development is located within the rear curtilage of the application property and therefore does not host a readily visible position within the street scene. That being said, there is a public right of way footpath that runs adjacent to the development site that may afford some views of the development. However, there is substantial tree planting present along the boundary of the application site which will provide a reasonable level of screening of the proposal minimising any visual impact.

In terms of design, the proposed outbuilding and associated patio/walling are more contemporary in design, which assimilates with the design of the application dwelling. The building will comprise an L shaped configuration, measuring 10m by 6m at its widest points. The building will also feature a canopy overhang. The footprint is considered relative to the scale of the application property and curtilage and will not appear as a dominant addition to the site. In respect of materials, the structures will be constructed in natural coursed stone, with aluminium windows and doors allowing for large sections of glazing. This is consistent with the application dwelling and will integrate sufficiently into the site.

As such, it is not considered that there would be any visual harm caused by the proposed development.

**Highways and Parking:**

No highways implications identified.

The Parish Councils suggestion that all construction vehicles approach via Whiteacre Lane and not via Wiswell Lane/Pendleton Road from the A671 is recognised, however given the modest nature of the development and taking into consideration the fact a similar building could likely be constructed utilising permitted development rights, it is not considered reasonable to enforce the suggestion.

**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.