


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

<b>Signed:</b>	<b>Officer:</b>	<b>LW</b>	<b>Date:</b>	<b>10/03/26</b>	<b>Manager:</b>	<b>KH</b>	<b>Date:</b>	<b>10/03/26</b>
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<b>Application Ref:</b>	3/2026/0028				Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	29/01/26	<b>Site Notice:</b>	N/A		
<b>Officer:</b>	LW				
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>

<b>Development Description:</b>	Proposed alterations to the site entrance including boundary wall amendments and a new gate.
<b>Site Address/Location:</b>	Aysgarth, Ribchester Road, Clayton le Dale, BB1 9EG.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
No comments received with respect to the proposed development.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objection subject to conditions.

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
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

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 bungalow dwellinghouse known as Aysgarth. The property is accessed off Ribchester Road and is located outside of a defined settlement boundary and on land which benefits from an open countryside designation.

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

Consent is sought for proposed alterations to the site entrance including alterations to the existing boundary wall and installation of a new timber vehicular access gate.

**Principle of Development:**

The proposal relates to domestic 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 proposed development relates solely to alterations to the existing site access, including changes to the existing boundary wall and installation of a new access gate which would be sited approximately 10m from the nearest residential property at Meadows End. With this in mind, it is not considered that the proposal would result in any measurable undue harm upon the existing amenities of any nearby residents by way of overshadowing, loss of light, outlook or privacy.

**Visual Amenity/External Appearance:**

As part of the proposed works, the existing site access would be widened to 8.5m with the existing stone boundary wall altered to accommodate the installation of a new timber vehicular gate set 5m back from the site boundary. The gate would measure 3.5m in length and a maximum of 2m in height and would adjoin the altered boundary wall at a height of 1.5m.

The proposal would be readily visible from Ribchester Road and would therefore have a clear visual impact. However, numerous properties along Ribchester Road benefit from existing stone boundary walls and timber vehicular access gates similar in appearance to that of the proposed, namely Meadows End located directly to the north-west of the application property, and Oakwood Lodge located directly opposite the proposal site.

Taking account of the above, it is not considered that the proposed development would result in any significant detrimental harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal to grant planning permission in this particular instance.

**Highways and Parking:**

The application has been subject to review by Lancashire County Council Highways who raise no objection to the proposed development. The proposal is therefore considered acceptable with respect to highway safety and parking subject to the imposition of conditions.

**Landscape/Ecology:**

No ecological constraints have been identified with respect to proposed development. 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.