


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	20/03/2026	Manager:	LH	Date:	24/3/26
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Application Ref:	3/2026/0031			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	06/02/2026	Site Notice:	06/02/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Planning permission for the installation of 2 no. new louvred grills to the side elevation of the property
Site Address/Location:	19 - 21 Berry Lane Longridge PR3 3JA

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Environmental Health Officer:	Recommends a condition to ensure that the applicant shall fit acoustic louvres so that the sound level in the office achieves an LAeq of 45dB.

CONSULTATIONS:	Additional Representations.
No representations received in relation to the proposed development.	

<p>RELEVANT POLICIES AND SITE PLANNING HISTORY:</p> <p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN5: Heritage Assets Key Statement EC1: Business and Employment Development Key Statement EC2: Development of Retail, Shops and Community Facilities</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets Policy DMB1: Supporting Business Growth and the Local Economy Policy DMR2: Shopping in Longridge and Whalley</p> <p>Longridge Neighbourhood Development Plan</p> <p>Planning (Listed Buildings and Conservation Areas) Act</p> <p>National Planning Policy Framework (NPPF)</p> <p>Relevant Planning History:</p>

3/2026/0032

Installation of externally illuminated fascia sign, internally illuminated hanging sign and 2 no. illuminated window poster signs

Pending Consideration

3/2025/0394

Part retrospective planning permission for proposed conversion of existing single residential flat above commercial unit into two separate flats. External alterations to include insertion of new and replacement existing side-facing windows, insertion of rooflight, alterations to existing shop front to include insertion of door and windows to ground floor front elevation and replacement of side door.

Approved with Conditions

3/2023/0978

Proposed alterations to front elevations and creation of new access to first floor flat.

Approved with Conditions

3/2001/0326

Erection of illuminated replacement signs

Approved with Conditions

3/1998/0678

Extension to form four-bedroom house and alterations to rear

Approved with Conditions

3/1997/0166

Extension to form 2no. new flats and alterations to rear

Approved with Conditions

3/1993/0677

Extension to form lounge and garage areas (resubmission)

Approved with Conditions

3/1993/0332

New single storey extension to form lounge, garage, and ancillary rooms

Withdrawn

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a two-storey detached property at no. 19 and 21 Berry Lane located within the town centre of Longridge and the designated Longridge Conservation Area. No.19 Berry Lane comprises an existing ground floor commercial premises, which are currently vacant but were previously occupied as a tanning salon. No.21 Berry Lane consists of a first-floor residential unit, currently access via the north-western gable elevation of the property. The surrounding area is characterised by a mixture of both commercial and residential properties.

Proposed Development for which consent is sought:

Consent is sought for the installation of 2 no. high level louvres painted RAL 7021 Black Grey to the proposed side elevation of the building facing no 23 and 23A Berry Lane. The louvred would be approximately 0.5m x 0.3m and would be set back from the front wall by approximately 3.3m. The rooms which the louvres would serve are an office and a disabled w/c.

Principle of Development:

The proposal relates to alterations to an existing ground floor commercial premises and is therefore acceptable in principle subject to an assessment of the material planning considerations.

The application property is also situated within the Longridge Conservation Area, and as such, consideration will also be given towards the effect of the proposal on the historic character of both the host dwelling and the surrounding area.

Visual Amenity/External Appearance and Heritage:

Paragraph 135 (c) of the NPPF states:

‘Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting’.

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

‘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.’

Policy LNDP3 of the adopted Longridge Neighbourhood Plan also states that:

“All new development proposals will only be supported when they are of good design that responds positively to the local character and distinctiveness of the surroundings.”

The proposal site is situated within the Longridge Conservation Area. With reference to making decisions on application for development in Conservation Areas, Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that:

“... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

This guidance is reiterated in Key Statement EN5 of the Ribble Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance, and significance of all Conservation Areas.

Furthermore, Policy DME4 of the Ribble Valley Core Strategy states that *‘proposals within, or affecting views into or out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance’.*

Policy LNDP4 of the adopted Longridge Neighbourhood Plan also states that:

“All of the town’s heritage assets, including the three Conservation Areas, will be conserved in a manner appropriate to their significance.”

The proposed louvres would be located on the flank wall and due to the close proximity of the adjacent building, they would not be highly visible from any viewpoints within the street scene. Due to the modest size of the louvres, it is not considered that there would be any adverse impact on the character of the existing building and the character and appearance of the Longridge Conservation Area is considered to be preserved.

As such, the proposal is considered to accord with Key Statement EN5 and Policies DMG1 and DME4 of the Ribble Valley Core Strategy, Policies LNDP3 and LNDP4 of the adopted Longridge Neighbourhood Plan and the NPPF.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

1. *Not adversely affect the amenities of the surrounding area.*
2. *Provide adequate day lighting and privacy distances.*
3. *Have regard to public safety and secured by design principles.*
4. *Consider air quality and mitigate adverse impacts where possible.*

Policy LNDP3 of the Longridge Neighbourhood Plan also states that proposals should:

“Have no significant adverse impact on residential amenity for existing and future resident” or

“Do not contribute to, or suffer from, adverse impacts arising from noise”.

The Environmental Health Officer has been consulted on the application and recommends that acoustic louvres so that the sound level in the office achieves an LAeq of 45dB.

Subject to the louvres being fitted with acoustic sound absorption, details of which can be secured by way of planning condition, the proposal is not considered to adversely impact existing residential properties adjacent to the site at first floor level in accordance with Policy DMG1 of the Ribble Valley Core Strategy and Policy LNDP3 of the Longridge Neighbourhood Plan.

Highways and Parking:

Due to the nature of the works, the proposal would not impact on highway safety or parking.

Landscape/Ecology:

No ecological constraints have been identified in relation to the proposed development.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would not result in any significantly detrimental impact upon the historic character or visual amenities of the designated Longridge Conservation Area, and no adverse impact is anticipated in relation to nearby residential amenities, subject to conditions.

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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