


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	21/04/26	Manager:	KH	Date:	21/04/26
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Application Ref:	3/2026/0045			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	10/02/26	Site Notice:	N/A					
Officer:	LW							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed alterations to front boundary retaining wall including repointing, increase in height, new copings, steel railings along the top of wall and removal of existing hedge.
Site Address/Location:	70 Mellor Brow, Mellor, BB2 7EX.

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

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

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 Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2024/0025: Proposed demolition of existing bungalow and garage and construction of replacement bungalow and garage (Resubmission of 3/2023/0294) (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application relates to a detached bungalow dwelling at No.70 Mellor Brow located just outside the defined settlement area of Mellor. The property benefits from an existing driveway to the front of the dwellinghouse and the immediate area is predominantly residential in character.

Proposed Development for which consent is sought:

Consent is sought for alterations to the existing front boundary retaining wall, including repointing, increase in height, new copings, removal of the existing hedge and installation of steel railings along the top of the wall.

Principle of Development:

The proposal relates to 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 works would comprise a relatively modest alteration to the existing front boundary wall which would be adequately distanced from nearby residential receptors so as to mitigate any measurable undue harm. The proposal is therefore considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

The proposal would be readily visible from Mellor Brow and would therefore have a clear visual impact. However, the proposal comprises a relatively modest alteration to the existing stone boundary wall and installation of black 0.8m high steel railings above. Whilst it is noted that steel railings are not a well-established boundary treatment within the immediate area, it is not considered, on balance, that their installation would result in any significant detrimental harm upon the existing visual amenities of the surrounding area 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 and comments have been provided.

In their initial consultation response dated 12th February 2026, the Local Highway Authority (LHA) stated that they did not consider that the application as submitted fully assessed the highway impact of the proposed development with concerns raised regarding the proposal's impact on the visibility of the applicant's driveway. It was noted that there had already been concerns over visibility in this location, with the access making use of a traffic mirror pointed in the direction of the wall which forms part of the proposal. The removal of the vegetation which currently sits over the boundary wall was noted to improve visibility and the proposed railings in place of the hedge would allow drivers to see through rather than obstruct visibility like the existing hedge.

However, concerns were raised over increasing the height of the wall which includes a section which sits 1.7m above the carriageway level. The LHA therefore requested that the wall be reduced to no more than 1m in height or a visibility splay drawing submitted, set back 2.4 metres from the centre of the access and extended 43 metres along the nearside carriageway edge.

In response to the above, the Applicant has provided additional information. It is understood that the need for the current works arises from the partial demolition of the wall following a vehicle impact. The

Applicant has confirmed that the proposal does not relate to the creation of a new wall, but the repair/partial rebuild of an existing wall. The height of the wall prior to demolition was 0.95m, above which was a tall dense hedge which afforded no visibility. It is proposed to reduce this height to 0.7m which would allow improved visibility. The wall will then continue at this lower height for the first half of its length, with the proposed increase in height only impacting the second half its length in order to create a level base for the proposed railings.

In addition to this, the Applicant has noted that it would not be possible to achieve the suggested visibility splay due to the land being outside of their ownership. The maximum splay achievable would therefore be limited to 2.4m x 15m.

Following this, an updated consultation response was received from the LHA dated 27th March 2026 confirming that they do not raise an objection to the proposal. It is noted that whilst the proposal does not make a significant impact to the current visibility constraints, the LHA acknowledges that the removal of the vegetation which currently sits over the boundary wall will assist in improving visibility. As such, they do not consider that the proposed development would have a significant impact on highway safety or capacity in the immediate vicinity of the site.

The LHA also requested the imposition of a pre-commencement condition on any planning approval requiring the submission of a structural report setting out how any structures will be assessed, excavated, constructed, strengthened or demolished to ensure the continued safety of the adjacent highway. The Applicant has submitted a structural report during the course of the application. This has been reviewed by the LHA, with the requested condition now removed from their updated consultation response, dated 20th April 2026.

The LHA have requested the imposition of a condition requiring the submission of a Construction Management plan prior to works commencing as well as the provision of on-site wheel washing facilities during construction. However, given the relatively small-scale nature of the development, these conditions are not considered necessary in this particular instance.

Landscape/Ecology:

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.
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