


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

<b>Signed:</b>	<b>Officer:</b>	<b>BT</b>	<b>Date:</b>	13/4/26	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>13/4/26</b>
----------------	-----------------	-----------	--------------	---------	-----------------	-----------	--------------	----------------

<b>Application Ref:</b>	3/2026/0071			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	11/2/26	<b>Site Notice:</b>	11/2/26	
<b>Officer:</b>	BT			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>APPROVAL</b>

<b>Development Description:</b>	Proposed erection of new dormer bungalow to replace existing.
<b>Site Address/Location:</b>	Markhor, Eaves Hall Lane, West Bradford, BB7 3JG.

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>West Bradford Parish Council:</b>	Consulted 6/2/26 – no response received.

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	No objections subject to conditions.
<b>LCC PROW:</b>	Consulted 6/2/26 – no response received.
<b>United Utilities:</b>	No objections subject to condition.
<b>GMEU:</b>	No objections subject to conditions.
<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
None.	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<p><b>Ribble Valley Core Strategy:</b></p> <p>Key Statement DS1: Development Strategy          Key Statement DS2: Sustainable Development          Key Statement EN2: Landscape          Key Statement EN4: Biodiversity And Geodiversity          Key Statement EN5: Heritage Assets          Key Statement DMI2: Transport Considerations          Policy DMG1: General Considerations          Policy DMG2: Strategic Considerations          Policy DMG3: Transport &amp; Mobility          Policy DME1: Protecting Trees And Woodlands          Policy DME2: Landscape And Townscape Protection          Policy DME3: Site and Species Protection and Conservation          Policy DME4: Protecting Heritage Assets          Policy DME5: Renewable Energy          Policy DMH3: Dwellings in the Open Countryside and AONB</p>

Policy DMB5: Footpaths And Bridleways

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2025/0696:**

Proposed demolition of existing bungalow, to be replaced with the erection of a new dormer bungalow on existing site (Refused)

**3/2018/0371:**

Proposed single storey extension, conversion of the garage and new garage/annex (Refused)

**3/2015/0397:**

Discharge of condition 4 (tree hedge protection) and 5 (balcony privacy screening) of planning permission 3/2013/0934 (Approved)

**3/2013/0934:**

Remodelling of dwelling incorporating erection of extensions, replacement roof with increased roof height and associated external alterations to provide additional living accommodation (Approved)

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application relates to a detached true bungalow property located on the North-western edge of West Bradford. Access to the application property is from Eaves Hall Lane which also serves as Public Right Of Way BW0344003. The application property consists of rendered and stone elevations, UPVC doors and windows and a mixed roof profile consisting of flat, hipped and lean-to elements. The application property sits within a sizeable area of curtilage with the large majority of its perimeters bordered by trees and hedges, with the neighbouring properties of Cranbrook and Highfield lying adjacent to the North-west and South-east of the application property respectively. The application site lies within the Forest Of Bowland National Landscape with the wider area comprising a mixture of woodland, agricultural land and open countryside.

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

Planning consent is sought for the demolition of the application property and erection of a replacement four bedroom dormer bungalow property. Additional works proposed include alterations to the site's access and associated hard and soft landscaping.

**Principle of Development:**

The application site is situated outside of the defined settlement area of West Bradford and as such lies within the open countryside with regards to its strategic location. Policy DMH3 of the Core Strategy regards the rebuilding or replacement of dwellings within the open countryside as permissible subject to the following criteria:

- *The residential use of the property should not have been abandoned*
- *There being no adverse impact on the landscape in relation to the new dwelling*
- *The need to extend an existing curtilage*

In this instance, the Council has no evidence to suggest that the residential use of the existing property on site has been abandoned and it is not considered that the proposed development would have any adverse impacts upon the surrounding landscape (this aspect of the proposal is assessed in more detail below in the 'Visual Amenity/External Appearance' section of this report). Furthermore, the proposed development would not involve any extension of the site's existing curtilage area. Consequently, the proposal satisfies the requirements of Policy DMH3 and is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

#### **Impact Upon Residential Amenity:**

Paragraph 135 (f) of the National Planning Policy Framework states:

*'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users'.*

Furthermore, Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed replacement dwelling would incorporate projecting balconies on its rear North-eastern elevation however the North-western side elevation of the balcony serving proposed bedroom 4 would be screened behind a privacy wall and roof which would prevent unrestricted elevated views towards the adjacent neighbouring property of Cranbrook. In a similar vein, the side elevations of the balcony serving proposed bedroom 1 would incorporate 1.8m high privacy screens comprised of obscure glazing which in turn would prevent unrestricted elevated views towards the adjacent neighbouring properties of Highfield and Cranbrook. The South-eastern side elevation of the proposed dwelling would incorporate a window opening at the first floor level however analysis shows that this window opening would be set back at a sufficient distance from the common boundary shared with Highfield and as such would not compromise the privacy of the adjacent neighbouring residents. A first floor window opening is also proposed for the North-western side elevation of the proposed dwelling however this window would serve a non-habitable room (bathroom) and as such would be obscure glazed. In addition, analysis shows that all other window openings within the proposed dwelling would solely provide views into the site's front, side and rear garden areas. Furthermore, analysis shows that a sufficient separation distance would be in place between the side elevations of the proposed dwelling and the neighbouring properties of Cranbrook and Highfield therefore the proposed development would have no overbearing impacts upon the aforementioned adjacent properties. Moreover, all habitable rooms within the proposed dwelling would be served by a sufficient number of window openings therefore future occupiers of the dwelling would receive an adequate provision of natural light and outlook.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupiers of the proposed dwelling and would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

#### **Visual Amenity/External Appearance:**

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.'*

With respect to development within National Landscapes (previously known as Areas Of Outstanding Natural Beauty) Paragraph 189 of the NPPF states:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'*

The above is reiterated within Key Statement EN2 of the Core Strategy:

*'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. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.'*

In this instance, the proposed dwelling would be predominantly aligned within the centre of the application plot with its principal elevation aligned with the existing building line of properties sited on the North-eastern side of Eaves Hall Lane. Whilst the proposed dwelling would be larger than the existing dwelling on site with regards to its height and footprint, its cross gabled roof profiles of varying heights would sufficiently break up the dwelling's bulk and massing. In addition, the application's sectional and street scene drawings show that the height of the proposed dwelling would respect the existing descending / ascending roofscape pattern currently in place between the application property and neighbouring properties of Highfield and Cranbrook. Consequently, the proposed dwelling would read as a proportionate and congruent addition to the application site and existing street scene on Eaves Hall Lane.

Details of materials for the exterior of the proposed dwelling have been provided in support of the application which indicate that the proposed dwelling would be predominantly detailed in stone, render and slate which would be in keeping with the external appearance of the existing property and adjacent neighbouring properties. The proposed dwelling would also incorporate sections of grey larch cladding which in turn would integrate well with the proposed roof slate profile whilst softening the contrast between the slate and stone elements of the dwelling. The proposed aluminium framed windows and doors, rainwater goods, eaves fascia / soffit boards and gable barge boards would be detailed in black which in turn would be visually cohesive with the dwelling's slate, stone and cladding components. Accordingly, the proposed use of materials is considered to be acceptable and has been secured through the imposition of a condition.

Numerous rooflight openings are proposed for the roof space of the proposed dwelling, all of which would comprise a recessed design which in turn would allow for seamless integration with the dwelling's roof profile whilst keeping visual impact to a minimum. Two solar panel arrays are proposed for the South-eastern roof slope of the proposed dwelling which would comprise a black frame recessed design which would allow for seamless integration with the dwelling's slate roof profile. Furthermore, analysis shows that the South-eastern profile of the proposed dwelling would remain largely screened from public view therefore the visual impact of the proposed solar panels would be nominal. Consequently, the proposed roof light and solar panel features are considered to be acceptable, subject to further details being provided with regards to sectional profiles and size measurements.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 and Policy DMG1 of the Core Strategy.

### **Highways and Parking:**

The proposed development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. The LHA response recommends for the imposition of conditions with respect to the provision of parking and turning areas, cycle storage, construction management, surface treatments and vehicular access, all of which have been imposed on this consent. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

### **Landscape/Ecology:**

#### Protected species

A preliminary roost assessment was undertaken at the application property on 19/5/25, with emergence surveys subsequently undertaken on 19/5/25, 10/6/25 and 7/7/25 which confirmed the presence of a summer roost for an individual soprano pipistrelle within the roof space of the application property.

In this instance, the proposed demolition of the application property to facilitate a replacement dwelling would result in the loss of a confirmed bat roost therefore the proposed development could only be carried out under a relevant Natural England Protected Species Mitigation License.

In order for the Natural England license to be granted, Natural England requires 3 tests for the development to be met: (a) Preserving public health or public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative; and (c) the action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range. As competent authority the Habitats Directive places a duty on local planning authorities to consider whether there is a reasonable prospect of a license being granted and apply the three tests.

With regard to the first test, replacing an older building of little architectural merit with a modern energy efficient dwelling is considered to be acceptable as this would both deliver environmental benefits and improve the quality of the Borough's housing stock which in turn is considered to be in the public interest. As such, the proposal would meet the requirements of the first test.

In terms of the second test, the provision of any replacement dwelling on site would require the demolition of the existing property therefore there is not considered to be any satisfactory alternative.

The final test is an ecological one, which the submitted ecology survey suggests could be met, subject to careful planning and appropriate mitigation measures.

Accordingly, the proposed development would meet the requirements of all three tests therefore there is considered to be a reasonable prospect that Natural England would grant a license for the proposed development.

#### Trees

An Arboricultural Impact Assessment has been provided in support of the application which shows the presence of numerous tree and hedges within and around the application site. The submitted AIA shows that there would be a requirement to remove a Holly tree and a potential requirement to remove a Cupressus tree and grouping of ornamental trees (identified as T2, T1 and G1 in the AIA respectively) in order to accommodate the proposed development. In this instance, the trees subject to removal / potential removal comprise low value category trees of limited amenity value and all other

trees and hedges on site would be retained under the proposed development. As such, the proposed extent of tree removal is considered to be acceptable. The submitted AIA includes a programme of tree protection for all additional trees within and around the application site for the construction phase of the development and adherence with these measures has been secured through the imposition of a condition.

**BNG**

A Biodiversity Net Gain Report has been provided in support of the proposed development which has been subject to review from Greater Manchester Ecology Unit who have advised for the required net gain in Biodiversity to be delivered through the use of an off-site habitat bank as proposed in the submitted Biodiversity Net Gain Report. The response from GMEU recommends for the imposition of the statutory biodiversity net gain condition in order to secure this which has been imposed as requested in order to satisfy the BNG legislation.

**Observations/Consideration of Matters Raised/Conclusion:**

The proposed provision of a replacement dwelling accords with the aims and objectives of Policy DMH3 of the Core Strategy thus securing the principle of development.

In addition, the proposed development would not have any undue impact upon the amenity of any neighbouring residents or future occupants of the development, nor is it considered that the development proposed would be harmful to the visual amenities of the area. Furthermore, no concerns are raised with respect to impacts upon highway safety and whilst ecological constraints are present on site these could be effectively managed through appropriate mitigation.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

<b>RECOMMENDATION:</b>	That planning consent be granted subject to the imposition of conditions.
------------------------	---