


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	26/03/2026	Manager:	LH	Date:	31/3/26
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Application Ref:	2025/0428			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	11/07/2025	Site Notice:	19/06/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				REFUSAL

Development Description:	Proposed demolition of conservatory and replacement with a two-storey side extension. Replacement of window with patio doors on the rear elevation and rendering.
Site Address/Location:	Riverside Lodge Sawley Old Brow Sawley BB7 4LF

CONSULTATIONS:	Parish/Town Council
Sawley Parish Council does not object but raises concerns over the proposed patio doors and use of render.	

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

CONSULTATIONS:	Additional Representations.
Two letters of representation have been received raising several concerns summarised below	
<ul style="list-style-type: none"> - Importance of the properties setting within the Conservation Area based on the findings within the Conservation Area appraisal. - Render and black uPVC windows are contemporary. - Development is unsympathetic to host dwelling and defining characteristics of local area. - Development will not be in keeping. 	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets</p> <p>Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)</p>
Relevant Planning History:

2025/0428: Proposed first floor extension and rendering.

2021/01065: Proposed car port and storeroom to existing greenhouse and potting shed.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached dwelling in Sawley accessed via a private track leading off Sawley Old Brow. The surrounding area is predominately residential in nature, being typified of varying styles of property. The application site falls within Sawley Conservation area and within the designated National Landscape.

Proposed Development for which consent is sought:

Consent is sought for the construction of a two-storey side extension to the southwest elevation of the existing dwelling. The application also involves the replacement of a window with patio doors on the rear elevation and rendering.

Impact upon Character/appearance of Conservations Area and Visual Amenity:

The application property lies within the Sawley Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings 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 Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of Conservation Areas.

In addition, Policy DME4 of the Core Strategy states that *'proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance'*.

The Sawley Conservation Area Appraisal (2005) identifies the *'continuing loss of original architectural details and use of inappropriate modern materials or details'* as being the primary threat to the Sawley Conservation Area.

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 conservation areas.

Paragraphs 212 and 215 of the NPPF state:-

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

In addition, the application site is located within the designated National Landscape. In relation to the National Landscape (formerly the AONB) Key Statement EN2 of the Core Strategy stimulates that *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.*

The application property is located down a private access road which serves just a small cluster of dwellings. The surrounding area is typified of varying styles of property, with no defined sense of uniformity amongst them. The application dwelling itself is of more recent construction and as such it is considered to have a neutral contribution to the significance of the conservation area. Notwithstanding this, due to the orientation of the existing dwelling, the rear elevation of the property is highly visible from within the public realm and consequently visible within the conservation area. Careful consideration must therefore be given into the impact of the development on the character of the conservation area.

The proposed two-storey side extension would be located to the southwestern side elevation of the dwelling. The proposed extension will sit flush with the existing rear elevation. Given there is no set-back from the rear building line, the extension fails to remain subservient to the host dwelling. It is noted the roof pitch falls below that of the existing dwelling, but given the lack of set-back, this doesn't mitigate the visual dominance. The existing rear elevation and the property's roof profile benefits from a simple, linear formation with a degree of symmetry which contributes positively to the character of the dwelling and wider conservation area. The proposed two-storey extension, with no suitable set-back, will disrupt this simple traditional linear formation and elongate the bulk and massing of the building on this elevation.

It is recognised that the application dwelling is of more modern construction, and therefore the existing materials, namely uPVC windows, elements of render and red facing brickwork, are more contemporary in nature. Whilst the existing rear elevation is facing brickwork, under application 3/2025/0428 consent was granted for the rear elevation to be faced in render, this is also shown on the plans submitted with the current application. Render is a material found commonly in the conservation area, including on the immediate neighbouring dwellings. This element of the proposal, to render the rear elevation of the dwelling, in isolation of any other changes, is acceptable. This however does not mitigate or overcome the concerns with the scale and design of the extension raised above.

Under approved application 3/2025/0428 either side elevation would have retained the red facing brickwork to offset the use of render. However, this application proposes additional rendering and it is considered that an entirely rendered rear elevation, paired with a fully rendered two-storey side extension would result in the development appearing overly prominent within the conservation area and somewhat stark within the street scene by virtue of the increased scale and overall amount of render now proposed. In addition, large sections of glazing are proposed on the rear elevation, including a large Juliet style balcony with glazed sliding doors at first floor. Whilst it is noted that there are large windows and glazed doors on the existing rear elevation, further larger sections of glazing would result in the development appearing incongruous within the street scene, and out of character within the conservation area and wider national landscape, by virtue of a disproportionate void to solid ratio. This is exacerbated by the proposed Juliet balcony at first floor level which would have increased visibility. This large amount of render, paired with the significant amount of glazing, does result in the property appearing overly contemporary within the conservation area of harm to its inherent character.

As noted above, it is recognised that the dwelling is of more modern construction, however, allowing the development as proposed would result in the property having a harmful impact on the conservation area, as opposed to neutral, by virtue of the overly contemporary design choices and the scale and design of the extension. Any other examples of rendered dwellings found in the vicinity are accompanied by more traditional window fenestrations and/or mixed materials to offset the render. The principal elevation of the application dwelling adopts similar design choices, but this isn't reflected across the proposed development. As proposed, the increased scale and subsequent increase in the amount of render, loss of simple linear

formation by virtue of an anomalous roof form and lack of set-back and increase in glazing would result in the development appearing stark and out of character within the conservation area and national landscape.

As such, the proposed two-storey side extension would fail to take a subservient position to the host dwelling due to the lack of set-back from the rear elevation, choice of materials and overall design which results in the loss of linear formation of the application dwelling and the introduction of an inappropriate contemporary design which is harmful to the Sawley Conservation Area and designated National Landscape. This is contrary to Policy DME4 and Key Statements EN2 and EN5 of the Ribble Valley Core Strategy and Paragraphs 212 and 215 of the National Planning Policy Framework. There are no public benefits in this case to justify the less than substantial (low level) of harm identified.

Impact Upon Residential Amenity:

The proposed extension is located to the southwest of the application dwelling where there is no immediately adjacent neighbouring property. As such, there is no adverse impact expected resultant of the development from a residential amenity perspective.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection from a highway safety/amenity perspective.

Landscape/Ecology:

A preliminary bat roost assessment was conducted at the application site on the 3rd February 2026. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

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 refusal.

RECOMMENDATION:

Planning Consent be refused for the following reasons.

1:

The proposed development would fail to be subservient to the host dwelling and would not be in keeping with its design and appearance, due to the proposed scale and lack of set-back of the two-storey side extension, loss of a linear and symmetrical roof form, dominance of glazing and introduction of additional render. The resultant dwelling would fail to conserve or enhance Sawley Conservation Area and the National Landscape character. This is contrary to Policies DMG1, DMG2 and DME4 and Key Statements EN2 and EN5 of the Ribble Valley Core Strategy and Paragraphs 212 and 215 of the National Planning Policy Framework.