


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	6/5/26	Manager:	LH	Date:	8/5/26
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Application Ref:	3/2026/0097			 Ribble Valley Borough Council <small>www.ribbonvalley.gov.uk</small>
Date Inspected:	24/7/25	Site Notice:	10/4/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Erection of a timber garden store/cycle store. Retrospective consent for retention of greenhouse.
Site Address/Location:	Betty Barn, Slaidburn Road, Waddington, BB7 3JQ.

CONSULTATIONS:	Parish/Town Council
Waddington Parish Council:	No objections to the proposal subject to the unauthorised shipping container within the site being removed as soon as possible.

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

RVBC Countryside:	No objections subject to the imposition of a condition to ensure tree protection measures.
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CONSULTATIONS:	Additional Representations.
One representation has been received in relation to the proposal which requests the removal of the unauthorised shipping container from the application site within a specified time frame.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

- Key Statement DS1: Development Strategy
- Key Statement DS2: Sustainable Development
- Key Statement EN2: Landscape
- Key Statement DMI2: Transport Considerations
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DMG3: Transport & Mobility
- Policy DME2: Landscape & Townscape Protection
- Policy DMH5: Residential And Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/1045:

Regularisation of extension and conversion of barn to dwelling (Refused, appeal ongoing)

3/2022/0965:

Conversion and extension of a barn to create one new dwelling including closure of existing access and creation of new access (previously approved under 3/2019/1036) (Approved)

3/2019/1036:

Conversion and extension of building to create one new dwelling including drainage, landscaping, closure of existing access and construction of new access (Approved)

3/1999/0113:

Barn conversion into residential unit and detached garage (Refused)

3/1995/0502:

Conversion of barn to residential unit (Refused, dismissed on appeal)

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

The application relates to a converted barn property situated on the North-western outskirts of Waddington. The barn is sited approximately 30 metres from the Western side of Slaidburn Road to the North-west of Chancery Cottage and Chancery Farm. Hollins Farm lies approximately 240 metres away to the South-west with the application property sited on the Southern side of the former access track for Hollins Farm. A new shared access off Slaidburn Road for the application property and Hollins Farm originally approved under planning application 3/2019/1036 has been constructed to the South of the former access. The surrounding area comprises a mixture of woodland, agricultural land and open countryside with the application site lying within the Forest Of Bowland National Landscape.

Proposed Development for which consent is sought:

Planning consent is sought for the retention of an unauthorised greenhouse building and proposed construction of a storage shed.

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 storage shed would be sited approximately 40 -50 metres away from the nearest neighbouring receptor to the application site (Chancery Cottage) with the existing greenhouse building being located considerably further away within the North-western corner of the application site. As such, given the separation distances in place between the application site and nearest neighbouring receptor it is not considered that retention of the existing development or construction of the proposed development would have any undue impacts upon neighbouring amenity. The proposal 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.'

Paragraph 189 of the NPPF provides guidance in relation to proposals for development within the setting of Areas Of Outstanding Natural Beauty (now known as National Landscapes) as follows:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty...development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.'

Key Statement EN2 of the Core Strategy provides similar guidance:

'The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. 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 existing greenhouse building erected within the site is a modestly sized structure with regards to its height and footprint, with its transparent design carrying a minimal visual impact and with the building appropriately assimilating into the domestic setting of the property's garden area. As such, the existing greenhouse building reads as a proportionate and congruent addition to the application site. In a similar vein, the proposed storage shed would be a modestly sized structure with respect to its height and footprint and this would be sited in reasonably close proximity to the Eastern profile of the site's parent property, with its timber detailing being in keeping with the rural vernacular of the area. The proposed storage shed would therefore read as an equally proportionate and congruent addition to the property's garden area.

Consequently, it is not considered that retention of the existing development or construction of the proposed development would be harmful to the visual amenities of the area. For these reasons, it is considered that the proposal would conserve the character of the surrounding National Landscape and 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 the proposal with regards to access, parking provision or general highway safety. The LHA response recommends for the imposition of conditions with respect to the implementation of access arrangements, visibility splays, surfacing materials, parking and turning areas and secure cycle storage provision. However, with the exception of the cycle storage provision, these conditions were otherwise previously secured under the permitted barn conversion scheme as such it is not necessary to duplicate them on this application. 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:

Trees

The footprint of the proposed storage shed would be partly sited within the root protection areas of two trees on site. In light of this, an Arboricultural Impact Assessment has been provided in support of the application which shows that there would be no requirement to remove either of the two aforementioned trees to facilitate the proposed development. Consequently, the proposal raises no concerns with regards to impacts upon trees. The submitted AIA recommends for tree protection measures to be implemented during the removal of the unauthorised shipping container from the site and construction phase of the proposed storage shed in order to safeguard the affected trees (identified as 'T1 and 'T2' in the submitted tree protection plan) and compliance with this recommendation has been secured through the imposition of a condition.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of a householder application.

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies a portion of the site's curtilage area as being at risk of flooding from surface water however the identified extent of surface water flood risk lies within the nominal risk threshold (0.1 % annual flood risk probability) and analysis shows this flood risk as being located outside of the footprint areas of the existing greenhouse building and proposed storage shed. Accordingly, the proposed development raises no concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the proposal would have any undue impacts upon neighbouring amenity or the visual amenities of the area and the development as proposed does not raise any concerns with respect to highway safety, flood risk or the ecology of the area.

As such, 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.