

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	EP	Date:	30/04/2026	Manager:	LH	Date: 1/5/26

Application Ref:	3/2026/0103			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	07/04/2026	Site Notice:	07/04/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed demolition of existing conservatory and construction of single storey extension.
Site Address/Location:	Beck House 2 Kirkbeck Mews, Gisburn Road, Bolton by Bowland, BB7 4NQ

CONSULTATIONS:	Parish/Town Council
No comments received in respect of the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A
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 EN2: Landscape Key Statement EN5: Heritage Assets Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME4: Protecting Heritage Assets Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF) Bolton by Bowland Conservation Area Appraisal Relevant Planning History: 3/2023/0252: Proposed demolition of existing conservatory and construction of single storey extension to form garden room, utility, WC and link to existing garage (Refused) 3/2012/0302: Fell one oak tree and deadwood and remove branches from four others (Approved) 3/1996/0179: Erection of new house type (resubmission) (Approved)

3/1996/0053: Extension to existing structure to form new house type (Approved)

3/1988/0731: Removal of existing agricultural buildings and erection of two houses and double garages (Appeal Allowed)

3/1988/0418: Conversion of barn to 2 dwellings, removal of agricultural buildings and construction of 2 houses and 4 double garages (Barn conversion approved, construction of 2 houses refused)

3/1987/0041: Provision of vehicular access, land between the old rectory and public conveniences, Gisburn Road, Bolton by Bowland (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a two-storey detached dwelling known as The Oaks at 1 Kirkbeck Mews. The property comprises of stone, slate roof tiles and timber windows and doors, and benefits from an existing uPVC conservatory to the rear, along with an existing detached garage. The application site is located within the defined Bolton by Bowland Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty. Whilst the property itself is not listed, the site is located adjacent the Coach and Horses Public House which is a Grade II Listed Building. The two are separated by Kirk Beck.

Proposed Development for which consent is sought:

The proposal seeks consent for the proposed demolition of the existing conservatory and construction of a single storey rear extension to form a kitchen.

Principle of Development:

The proposal relates to domestic alterations to a dwelling and is therefore acceptable in principle subject to an assessment of the material planning considerations.

The application property is situated within the Bolton by Bowland Conservation Area and sited adjacent a Grade II Listed Building. As such, consideration will be given towards the effect of the proposal on the historic character of the host dwelling and the adjacent Coach and Horses Public House, as well as the surrounding area.

The proposal site is also situated within the Forest of Bowland Area of Outstanding Natural Beauty and therefore additional consideration will also be given towards the effect of the proposal on the visual character of the surrounding landscape.

Impact upon Listed Building and Setting:

The application property is situated adjacent to the Coach and Horses Public House which is Grade II Listed.

The Listing entry for Coach and Horses reads as follows:

'Public house, late C18th. Squared watershot limestone with hipped slate roof. The main part of the façade is a symmetrical composition of 2 storeys and 3 bays, with chamfered quoins. The windows are sashed with glazing bars in plain stone surrounds. The central door has 6 raised and fielded panels and a plain stone

surround with semi-circular head and a fanlight with radiating glazing bars. Set back to the right is a further bay, with similar window details and punched quoins.'

With regards to proposal for development affecting Listed Buildings, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

In addition, Paragraph 199 of the National Planning Policy Framework states:

'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.'

Furthermore, Policy DME4 of the Ribble Valley Core Strategy States:

'Alterations or extension to listed building or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.'

The eastern boundary of the Coach and Horses Public House runs parallel to the western boundary of the application property, with the two buildings being separated by Kirk Beck. To the eastern side and rear elevation of Coach and Horses is an existing outdoor seating area, which provides views towards the residential properties of no.1 and no.2 Kirkbeck Mews. The proposed scheme seeks to introduce a more modern addition to the rear of the host property which faces towards the adjacent listed building. Despite this, the separation distance, existing boundary treatment, along with an existing detached garage within the application curtilage would provide an adequate degree of screening, resulting in the proposed development being largely obscured from sight when viewed from Coach and Horses. With the above in mind, it is not considered that the proposed development would be of detriment to the significance of the Coach and Horses Public House and as such, the proposal is considered to be acceptable in relation to harm to the Listed Building.

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

The application property is situated within the Bolton by Bowland Conservation Area. With reference to making decisions on applications for development in a Conservation Area, 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."

Moreover, Key Statement EN5 of the Ribble Valley Borough Core Strategy 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 state 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.'*

With specific regard to the application site and its immediate surroundings, the Bolton by Bowland Conservation Area Management Guidance (2005) identifies the *'continuing loss of original architectural details and use of inappropriate modern materials or details'* as being the primary threat to the designation and further states that *'Alterations or repairs to external elevations should respect historic fabric and match it in materials, texture, quality and colour'* in order to ensure that the merits of the area are preserved.

In terms of design more broadly...

Paragraph 130 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.'

Furthermore, Policy DMG1 of the Ribble Valley Core Strategy states:

'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building material...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.'

The application site is also located within the Forest of Bowland National Landscape. With regard to development within the AONB, Key Statement EN2 states:

'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.'

The application property itself largely characteristic of other rural properties situated within the immediate locality and wider conservation area by virtue of its use of traditional materials and simple features. The property is set away from the main highway, allowing limited views from the public realm.

It is noted that the property features an existing conservatory to its rear elevation, comprising glazing, timber window frames and roof slates.

Whilst the proposed rear extension would appear more modern in design, the proposal would clearly read as a later addition to the original built form of the property and would incorporate natural stone to ensure visual integration. The proposed extension would also be of a scale and configuration that is considered appropriate for a single storey rear extension and would therefore not appear an incongruous or over-dominant addition to the host property or surrounding area. In this respect, it is not considered that the proposed extension would result in any significant or measurable harm upon the character of the application dwelling or the Bolton by Bowland Conservation Area or wider National Landscape that would warrant the refusal to grant planning permission, particularly taking into consideration the relatively screened location of the rear elevation.

Impact Upon Residential Amenity:

The proposed extension would be sited well away from the adjacent dwelling of Beck House at no.1 Kirkbeck Mews. Furthermore, an existing outrigger at the application dwelling will screen the proposed extension from view at the neighbouring property Glebe House. As such, the proposal would not result in any significant detriment harm upon the occupiers of this neighbouring dwelling by way of overshadowing, loss of outlook, daylight or privacy.

Highways and Parking:

No highway safety implications identified.

Landscape/Ecology:

A statement by Knight Sky Ecology has been provided in respect to the demolition of the existing conservatory. It concludes that there would be no adverse impact to protected species and that formal bat survey or accompanying report is not required.

Observations/Consideration of Matters Raised/Conclusion:

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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