


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	01/05/2026	Manager:	LH	Date:	1/5/26
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Application Ref:	2026/0136			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	N/A	Site Notice:	N/A	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed replacement side external door.
Site Address/Location:	Well House Farm Wigglesworth Road Slaidburn BD23 4SY.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments received.	

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</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>2025/0963: Certificate of Lawfulness for proposed replacement side external door and new extract fan to rear. (refused).</p> <p>1991/0099: structural alterations for resumption of residential from agricultural use. (approved with conditions, PD removed)</p> <p>1990/0662: resumption of residential use of existing farmhouse building. (approved with conditions, PD removed).</p> <p>1990/0148: Certificate of Lawfulness, section 53 determination for resumption of residential use. (refused, permission required).</p>

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached farmhouse dwelling accessed via Wigglesworth Road and in Slaidburn. The application site is within the designated National Landscape and the surrounding area is both agricultural and residential in nature.

Proposed Development for which consent is sought:

Consent is sought for the introduction of an extraction ventilation fan to the rear elevation of the property along with the replacement of the existing timber porch door with composite.

Impact Upon Residential Amenity:

Given the modest nature of the development, with no increase in built form, paired with the fact the nearest neighbouring receptor is in excess of 70 metres from the application, no adverse impact on residential amenity is expected resultant.

Visual Amenity/External Appearance:

The application relates to modest alterations to the existing property. Firstly, it is proposed that the existing timber side access door within the porch will be replaced with composite. Whilst composite is less traditional, the selected style has an imitation wood grain and does not look overly contemporary in nature. The colour chosen, 'rosewood', will match the existing windows and doors at the property.

The application also includes the installation of a small extraction vent to the rear elevation. This is a minimal, non-intrusive addition to the property that will not be readily visible from within the public realm. The grille will be brown in colouring and will therefore integrate not the dwelling sufficiently.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

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

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 approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.