


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	10/6/26	Manager:	LH	Date:	10/6/26
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Application Ref:	3/2026/0137			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	28/10/25	Site Notice:	1/5/26					
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey extension to side.
Site Address/Location:	Wiswell Eaves Barn, Pendleton Road, Wiswell, BB7 9BZ.

CONSULTATIONS:	Parish/Town Council
Wiswell Parish Council:	Consulted 27/4/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Countryside:	No objections subject to condition.

CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable development
Key Statement EN2: Landscape
Policy DMG1: General considerations
Policy DMG2: Strategic considerations
Policy DME2: Landscape And Townscape Protection
Policy DME6: Water Management
Policy DMH5: Residential And Curtilage Extensions
Policy DMB5: Footpaths And Bridleways

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/1992/0528:

Conversion of barn and stable to dwelling (Approved)

3/1991/0768:

Conversion of barn to dwelling (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a converted barn property located on the North-eastern outskirts of Wiswell within the Forest Of Bowland National Landscape. Access to the application property is from Pendleton Road via a single width Road with the site's access being shared with Wiswell Eaves House and No. 1 and No. 2 Wiswell Eaves Cottage which are also converted barn properties which adjoin the Northern side of the application property. The application property comprises a stone based two storey dwelling with timber windows set on a rectangular footprint and topped with a slated gabled roof profile, with the adjoining neighbouring properties of No. 1 and No. 2 Wiswell Eaves Cottage being similar in terms of appearance and design, albeit with a lower roof profile and front dormer features. The neighbouring properties of Wiswell Eaves House and Wiswell Eaves Farm lie to the North and South of the application site respectively with the former of these properties holding Grade II Listed Building status. The village centre of Wiswell lies approximately 800 metres away to the South-west of the application site 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 construction of a single storey side extension.

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 whilst providing adequate day lighting and privacy distances.

In this instance, the proposed side extension would be screened from the adjoining neighbouring properties of No. 1 and N. 2 Wiswell Eaves Cottage by virtue of being sited on the Southern gable end of the application property. In addition, the window openings within the proposed extension would solely provide views into the application property's domestic curtilage area.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents with regards to loss of privacy, natural light or outlook 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.'

With regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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 this instance, the original side extension proposed for the property comprised its front and rear elevations aligned flush with the front and rear elevations of the host property and as such read as an over dominant and unsympathetic addition to the parent dwelling by virtue of its bulk and massing. Three rooflight features were also originally proposed for the extension which were considered to exacerbate the visual impact of the proposal, with none of the proposed rooflights serving a habitable space. As such, the development as originally submitted was not considered to be a sympathetic form of development and the applicant was therefore asked to give consideration to an extension of reduced proportions along with the omission of the proposed rooflight features.

An amended proposal has since been submitted with the depth of the extension reduced by virtue of stepped in front and rear profiles. In addition, the originally proposed rooflight features have been omitted from the proposal. Furthermore, the proposed extension would consist of stone elevations, timber windows and slate roof tiles, all of which would be in keeping with the materiality of the host property and rural vernacular of dwellings in the locality. As such, the proposed extension would read as a subservient and congruent addition to the host property and for this reason it is not considered that the proposed development would detract from the character and appearance of the adjacent Grade II Listed Building Wiswell Eaves House.

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. In addition, it is not considered that the proposed development would be harmful to the setting of the adjacent heritage asset. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statement EN2 and Policy DMG1 of the Core Strategy.

Highways and Parking:

No changes are proposed to the existing access and parking arrangements on site from the proposed development therefore the proposal raises no issues with regards to highway safety.

Landscape/Ecology:

Trees

The proposed development would involve some tree removal (a grouping of Ash trees identified as G1 in the application's Arboricultural Impact Assessment) in order to facilitate construction of the proposed extension however the submitted AIA identifies the grouping of trees to be removed as holding low quality value therefore no significant concerns are raised with respect to the removal of these trees. In addition, the proposed development has been subject to review from the Council's Countryside Officer who has raised no objections to the proposed extent of tree removal. Furthermore, all remaining trees within the application site are to be retained and protected during works of construction, with a condition having been imposed on this consent to secure this. As such, the proposed development raises no concerns with regards to impacts upon trees.

BNG

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

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies the proposed development area as lying within Flood Zone 2 with this area also being at risk of flooding from surface water however the flood risk assessment provided in support of the proposal shows the identified extents of fluvial and surface water flooding as falling within the 'low' flood risk threshold. In addition, the submitted FRA includes flood risk mitigation measures with regards to the construction of the proposed extension and procedures to be adhered to during any events of flooding. In light of this, the proposed development raises no significant concerns with respect to flood risk.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity, the visual amenities of the area or setting of the Grade II Listed Building Wiswell Eaves House. Furthermore, the development as proposed does not raise any concerns with respect to highway safety, the ecology of the area or flood risk.

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.
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