


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	29/4/26	Manager:	LH	Date:	30/4/26
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Application Ref:	3/2026/0139				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	25/3/26	Site Notice:	25/3/26			
Officer:	BT					
DELEGATED ITEM FILE REPORT:					APPROVAL	

Development Description:	Proposed change of use of agricultural land to residential curtilage and construction of boundary wall and fence.
Site Address/Location:	The Old Village School, Main Street, Pendleton, BB7 1PT.

CONSULTATIONS:	Parish/Town Council
Pendleton Parish Council:	Consulted 17/3/25 – no response.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
United Utilities:	Consulted 17/3/25 – no response.

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 EN5: Heritage Assets
- Policy DMG1: General Considerations
- Policy DMG2: Strategic Considerations
- Policy DME2: Landscape and Townscape Protection
- Policy DME4: Protecting Heritage Assets
- Policy DMH5: Residential and Curtilage Extensions

Planning (Listed Buildings and Conservation Areas) Act Section 72

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2025/0042:

Fell G1 (Hawthorn, Elder and Holly) and replace with new hedgerow. Fell T1 Holly (Approved)

3/1996/0357:

Conversion of former school to 1 dwelling demolition and rebuilding of out building erection of 3 car garage and new access (Approved)

3/1995/0511:

Renewal of application 3/90/0476 - change of use to single storey dwelling (Approved)

3/1990/0476:

Change of use from former educational establishment to single storey dwelling house

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to land associated with a detached single storey property situated within the defined settlement of Pendleton within the Pendleton Conservation Area. Pedestrian and vehicular access to the application property is from Main Street with front and side garden areas encompassing the South-western and North-western elevations of the dwelling respectively. Agricultural land (including the site in question) abuts the rear North-eastern perimeter of the application property / settlement boundary with Dickinson's Farm lying just to the West of the application site. The application site lies on the edge of a residential setting 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 a change of use of agricultural land abutting the rear North-eastern perimeter of the application site to facilitate an extension to the property's existing domestic curtilage area. Additional works proposed include the construction of a stone boundary wall and timber panel fence to enclose the North-eastern and North-western extents of the extended curtilage area respectively along with associated hard and soft landscaping.

Principle of Development:

Policy DMH5 of the Core Strategy states:

Proposals for the extension of curtilage will be approved if:

1. the site is within a settlement, or,

2. the site is on the edge of a settlement providing:

- the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.

- the extension will not cause visual harm to the landscape.

- the extension improves the visual quality of the site.

In this instance, the area of land to be developed as domestic curtilage abuts the Northern side of Pendleton's defined settlement area. Analysis shows that the extended section of domestic curtilage being proposed would effectively round off the North-western corner of the application site through introducing a stone boundary wall and timber panel fence which would follow existing boundary fence and wall lines and symmetrically intersect at a right angle. In addition, the extended section of garden would be modest in terms of area and would improve the visual quality of the application site through developing unkempt land which currently accommodates earth mounds into a manicured garden area. Consequently, the proposed development satisfies the requirements of Policy DMH5 and is therefore considered to be acceptable in principle subject to an assessment of additional material planning considerations.

Impact upon Character/appearance of Conservation Area:

The proposal site is situated within the Pendleton 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 all Conservation Areas.

The *Pendleton Conservation Area Appraisal (2005)* identifies numerous elements as contributing to the Conservation Area's special interest which include:

- Rural setting of the village in lowland farmland below Pendle Hill
- Pendleton Brook and the stone 'clapper bridge'
- Prevalent use of local stone as a building material;
- Architectural and historic interest of the conservation area's buildings, including 12 listed buildings
- Well-tended roadside gardens;
- Ensemble of historic buildings around the village green;
- Interesting historic townscape of the western part of the village on either side of Pendleton Brook
- Local details such as Fiddle Bridge, stone gate piers and stone stile
- Individual trees and groups of trees.
- Numerous key views as referenced on the Pendleton Conservation Area Townscape Appraisal Map

In this instance, the area of land subject to the proposed change of use occupies a relatively unobtrusive location on the North-eastern edge of the Pendleton Conservation Area and as such is not directly read in the context of any of the area's elements of special interest, Listed Buildings or key views referenced above. In addition, whilst the application property is identified as a Building of Townscape Merit in the Pendleton Conservation Area Appraisal and on the Pendleton Conservation Area Townscape Appraisal Map (by virtue of its surviving original materials, details and historic form), no alterations would be undertaken to the application property as part of the proposal. Consequently, it is not considered that the proposed extension of domestic curtilage (which in this instance would be modest in terms of area) would have any undue impacts upon the special interest of the Conservation Area.

Taking account of the above, it is considered that the proposed development would be respectful to the historic character of the area, with the works proposed having a neutral impact upon the character and appearance of the Pendleton Conservation Area. As such, the proposed development would satisfy the requirements of Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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, analysis shows that the additional area of garden would extend away from the neighbouring property of Dickinsons Farm with its ground levels being almost identical to the existing ground levels in place. As such, the extended garden area would not provide any new opportunities for overlooking into the neighbouring curtilage area of Dickinson's Farm. In addition, the timber panel fence proposed for the North-western boundary of the extended garden area would be sited alongside an existing agricultural building and as such would have no implications for the neighbouring residents of Dickinsons Farm with regards to loss of natural light or outlook.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents 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 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.'

In this instance, the extended section of garden would be modest in terms of area and would improve the visual quality of the application site through developing unkempt land which currently accommodates earth mounds into a manicured garden area. In addition, the new boundary treatments would symmetrically round off the property's existing side garden area with their timber and stone detailing being harmonious with the timber profile of the adjacent agricultural building and surrounding rural landscape. Furthermore, analysis shows that the extended garden area would not be readily visible within the public realm.

Consequently, it is considered that the proposed development would deliver a minor visual enhancement to the visual amenities of the application site and surrounding area and would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposal would not involve any change to the existing parking arrangement on site therefore it is not considered that the proposed development would have any undue impact upon highway safety.

Landscape/Ecology:

Trees

The application's supporting information makes reference to an application to fell trees at the property which was approved under application 3/2025/0042. The group of trees identified as G1 in the supporting statement of the current application appeared to have been felled as observed during the case officer's site visit. The proposed development would not impact upon or require the removal of any additional trees within the application site and as such raises no concerns with regards to its impact upon trees.

BNG

A Biodiversity Net Gain technical note has been provided in support of the proposed development which shows that the proposed development would result in a net loss of biodiversity to the application site with no scope to offset this loss within the confines of the application site. In light of this, the proposal seeks to deliver the required net gain in biodiversity off-site by way of purchasing of biodiversity units which in this instance is considered to be acceptable. The statutory biodiversity net gain condition has therefore been imposed on this consent to secure the proposed off-site net gain in biodiversity in order to satisfy the BNG legislation.

Other Matters:

Flood Risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies a portion of the application site 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) as confirmed in the flood risk assessment provided in support of the application and it is not anticipated that formation of the extended garden area would in this instance exacerbate the existing extent of surface water flood risk within the site. Accordingly, the proposed development raises no concerns with respect to flood risk.

Water infrastructure

Constraint analysis shows the presence of a water main which runs through the North-western half of the application site. Construction of the proposed stone boundary wall to enclose the extended domestic curtilage area could potentially impact upon this infrastructure therefore United Utilities have been consulted on the application however no response has been received to date. Notwithstanding this, this would not be a reason to delay determining the application, as the protection of this asset falls under separate legislation and the applicant is advised to make contact with United Utilities if they have not done so already prior to the commencement of any works being undertaken on site so as to avoid any potential damage to the aforementioned infrastructure.

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 historic character of the Pendleton Conservation Area. Furthermore, 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.
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