


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	22/04/2026	Manager:	LH	Date:	23/4/26
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Application Ref:	2026/0143			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	26/03/2026	Site Notice:	26/03/2026					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed single storey detached garage.
Site Address/Location:	Bridge End Cottage, Rimington Lane, Rimington BB7 4EA.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2024/0101: Proposed two-storey triple garage with home office on first-floor. Resubmission of 03/2023/0787. (refused).

3/2023/0787: Proposed two-storey, triple garage with home office on first floor. (refused).

3/2021/0304

Proposed first floor side extension over existing playroom, single storey rear extension and porch to the front. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached property in Rimington. The property is constructed from stone, slate roof tiles and white UPVC windows. The property is situated within a small cluster of stone-based dwellings within a large area of open countryside.

Proposed Development for which consent is sought:

Consent is sought for the erection of a detached, single-storey double garage.

For clarity, the original scheme proposed a larger, triple garage which despite being described as single storey, was comparable to a two-storey structure in height. The scheme has since been altered and the scale reduced.

Impact Upon Residential Amenity:

Given the existing orientation of the neighbouring dwellings and proposed positioning of the garage itself, it is not considered they would result in any new opportunity for overlooking that would on its own warrant refusal. There is a sufficient distance from neighbouring dwellings to mitigate any loss of light or overbearing impact.

Visual Amenity/External Appearance:

Policy DMG1 states that 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 materials.*
- *Consider the density, layout and relationship between buildings, which is of major importance. 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 proposed development would be sited to the northern extents of the site, in close proximity to Rimington Lane itself with a Public Right of Way footpath immediately adjacent to the development site. As a result, the proposed development would host a readily visible position from within the public realm.

The ridge and eaves height of the garage is fairly modest measuring 2.8m and 4.75m respectively. When viewed against the backdrop of the existing retaining wall on site which accommodates a change in ground level, the garage would not appear prominent, with the eaves being a comparable height.

The proposed garage would measure 7m by 6.5m in length and width, which is only marginally larger in footprint than a standard double garage size. When read in relation to other built form within the vicinity, and when compared against the scale of the application dwelling itself, the garage would not appear over dominant within the site.

The proposed garage will be constructed in natural stone to the elevations, with a slate roof and timber garage doors. These materials are consistent with those found on the application and wider area and are appropriate to this context within the open countryside. The garage includes the addition of solar panels to the principal roof slope, these will be integrated into the roof and will therefore not be overly prominent.

With the above in mind, it is considered that the proposed building would be an acceptable addition to the residential curtilage and would not appear over dominant within the site or wider street scene.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection subject to the use of the building being conditioned so that the nature remains domestic.

Landscape/Ecology:

No ecological constraints identified.

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 refusal.

RECOMMENDATION:

That planning consent be granted subject to conditions.