

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	04/06/2026	Manager:	LH	Date:	5/6/26
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Application Ref:	2026/0145			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	14/05/2026	Site Notice:	14/05/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed two new conservation roof lights and air source heat pump.
Site Address/Location:	Park View Barn Gisburn Road Bolton by Bowland BB7 4NP

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:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development
Key Statement EN2: Landscape
Key Statement EN3: Sustainable Development and Climate Change
Key Statement EN5: Heritage Assets

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DME2: Landscape & Townscape Protection
Policy DME4: Protecting Heritage Assets

Planning (Listed Buildings and Conservation Areas) Act
National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a deatcehd welling

Proposed Development for which consent is sought:

The application seeks consent for the installation of an air source heat pump within the curtilage of the dwelling. It also seeks consent for the installation of 2 rooflights within the lean-to side outrigger.

Impact upon Character/appearance of Conservations Area/Visual Amenity (Where Applicable):

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.

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.'

Key Statement EN2 of the Core Strategy provides similar guidance: '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.'

In respect of alterations to the dwelling itself, it is proposed that two conservation style rooflights will be incorporated into the single-storey lean to outrigger. Given the roof lights will be conservation style, they will sit flush with the existing roof and will host an inconspicuous position within the property. Furthermore, the proposed rooflights are small in size, and therefore will not host a significantly visually prominent position.

The proposed air source heat pump is to be located adjacent to the detached garage, where there is sufficient boundary treatment to provide screening of this part of the proposal. As such, the ASHP will not be readily visible from within the public realm.

As such, it is not considered that the proposed development would have an significant adverse impact on the character of the conservation or wider national landscape to warrant refusal.

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, the proposed development seeks to introduce an air source heat pump to the site which would be sited directly adjacent to the existing detached garage. Technical data for the air source heat pump has been provided in support of the application and reviewed by the Council's Environmental Health officer who has raised no issues with respect to noise impacts upon the site's neighbouring receptors from the air source heat pump. In addition, the proposed air source heat pump would be sited well away from the site's surrounding residential receptor.

Accordingly, 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.

Highways and Parking:

No highways safety implication identified.

Landscape/Ecology:

Bats

The application has been accompanied by a Preliminary Bat Roost Assessment Report dated 26th November 2025. The report concludes that no evidence of use by bats was recorded during the survey and when location, condition of the building, and surrounding habitat were taken into consideration, the building was assessed as offering negligible bat roost potential.

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