

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	LW	Date:	07/07/26	Manager:	LH	Date:	9/7/26
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Application Ref:	3/2026/0152			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/05/26	Site Notice:	29/05/26	
Officer:	LW			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed new garage and alterations to portico.
Site Address/Location:	16 Brookes Lane, Whalley, BB7 9RG.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No representations received.	

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
Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees & Woodland
Policy DME4: Protecting Heritage Assets
Policy DME6: Water Management

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

Relevant Planning History:

3/2025/0384: Proposed demolition of front bays and side office, to be replaced with new front bays within the same footprint and sun room to side. Alterations to fenestration to all elevations, internal associated alterations (Approved).

3/2025/0199: Proposed change of use of temporary holiday let back to annex accommodation, conversion of garage to habitable space and fenestration alterations to existing detached garage/ annex building (Approved).

3/2022/0627: Annex accommodation as holiday let accommodation for a temporary period of five years (Approved).

3/2016/0030: Proposed garage and annex (Approved).

3/2010/0624: Alterations and extensions to existing dwellinghouse (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a large detached two-storey dwellinghouse at No.16 Brookes Lane, which is set within a sizeable residential curtilage. The dwelling is finished in render and incorporates uPVC windows and doors. The site also benefits from an existing detached annex building.

The application site is located within the defined settlement boundary of Whalley. The western extent of the site falls within the designated Whalley Conservation Area; however, the part of the site occupied by the dwellinghouse lies outside the Conservation Area boundary. The site is located within Flood Zones 2 and 3 and is bordered by trees, with those to the north protected by a Tree Preservation Order. A Public Right of Way also passes to the north of the site.

Proposed Development for which consent is sought:

The property has recently benefitted from planning permission for the demolition of the existing front bays and their replacement with a new veranda, together with associated fenestration alterations and side extension, under application reference 3/2025/0384. This application seeks consent for amendments to the previously approved veranda and first-floor fenestration to the front elevation of the dwelling, along with the construction of a new detached triple garage.

The proposed alterations to the veranda would include the incorporation of a forward-projecting element above the main entrance, together with additional detailing to the archways.

The proposed garage would measure approximately 9.9m by 6.5m, with eaves and ridge heights of approximately 2.2m and 4.4m respectively. The building would be finished in timber boarding with a clay-tile roof. Two timber-effect garage doors would be installed to the front elevation, whilst the third garage bay would remain open fronted.

Principle of Development:

The proposal relates to a domestic garage outbuilding and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the other material planning considerations.

Impact upon Character/appearance of Conservations Area:

The proposal site is partially located within the designated Whalley Conservation Area. In determining applications for development affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that:

"... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Policy DME4 of the Ribble Valley Core Strategy states that *“proposals within, or affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and where appropriate enhance its character and appearance”*.

Moreover, Key Statement EN5 of the Ribble Valley Core Strategy states that *“there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their setting.”*

The application dwelling does not occupy a visually prominent position along Brookes Lane, nor does the proposal site form part of any important views into or out of the Whalley Conservation Area. The property and its associated curtilage are largely screened from public vantage points by mature trees and vegetation along the site boundaries. The trees to the north, fronting Brookes Lane and the Public Right of Way, are protected by a Tree Preservation Order.

The proposed alterations to the previously approved veranda and front elevation fenestration would be modest in nature and would not result in any greater impact than the scheme previously approved under application reference 3/2025/0384. No concerns are therefore raised in this regard.

The proposed garage would be positioned towards the rear of the site and, by virtue of its size, scale, design and materials, would clearly read as a domestic outbuilding incidental to the main dwellinghouse.

Accordingly, the development is considered to preserve the setting of the Whalley Conservation Area and is acceptable in heritage terms.

Impact Upon Residential Amenity:

The proposed fenestration alterations would provide similar views to those afforded by the window arrangement previously approved under application 3/2025/0384. As such, they would not give rise to any new opportunities for direct overlooking or any additional loss in privacy.

The size and scale of the veranda would also remain largely consistent with the previously approved scheme and would not result in any undue harm to neighbouring residential amenity.

The proposed would be located towards the rear boundary of the site, which is shared with residential properties on Woodlands Park. The garage would have a maximum height of approximately 4.4m and would be sited approximately 11.3m to the north of the rear elevation of the nearest neighbouring dwelling, No.24 Woodlands Park. Existing boundary vegetation would also provide a degree of visual screening. As such, it is not anticipated that the proposal would result in any measurable adverse harm by way of overshadowing, loss of outlook or loss of daylight.

Taking account of the above, the proposal is considered acceptable with respect to its impact upon residential amenity.

Visual Amenity/External Appearance:

As set out above, the proposed alterations to the previously approved veranda and front elevation fenestration would be modest in nature and would not give rise to any greater visual impact than the scheme approved under application reference 3/2025/0384. As such, no concerns are raised in this regard.

In addition, the proposed garage would be positioned towards the rear of the site and would not occupy a visually prominent position. By virtue of its overall size, scale, design and materials, the garage would clearly read as a domestic outbuilding incidental to the main dwellinghouse.

Whilst it is noted that the dwelling already benefits from an existing detached outbuilding within the north-eastern corner of the site, the property is set within a substantial plot. It is therefore not considered that the construction of an additional, relatively modest detached outbuilding within the opposite part of the curtilage would result in the site appearing overly cluttered or amount to overdevelopment so as to warrant refusal of planning permission.

Accordingly, the proposed development is considered acceptable with respect to visual amenity and external appearance.

Highways and Parking:

The proposal has been reviewed by Lancashire County Council Highways, who raise no objection. The Local Highway Authority is satisfied that the site area and the proposed garage are of sufficient size to provide adequate parking provision relative to the scale of the dwelling.

The development is therefore considered acceptable in terms of highway safety and parking provision.

Landscape/Ecology:

The application is supported by an Arboricultural Constraints Appraisal and Impact Assessment dated June 2026. The report confirms that the proposed development would not require the removal of any trees on site and is sufficiently distanced from the majority of Root Protection Areas (RPAs) and tree canopies to avoid adverse impacts.

Encroachment is identified in relation to one tree and one group as a result of the proposed garage. However, this area has previously been subject to excavation, with ground levels reduced by approximately 1m. On this basis, any remaining roots at this depth are likely to be limited in size and volume. Their removal is therefore not considered likely to adversely affect the physiological or structural condition of the trees.

The report concludes that all trees on site can be retained, with appropriate protection ensured through adherence to the submitted Tree Protection Plan. This can be secured by condition.

The development is also exempt from the mandatory Biodiversity Net Gain requirements, as it relates to a householder planning application.

Other Matters:

Flood Risk

The site lies within Flood Zone 2 and 3, and the application is supported by a Flood Risk Assessment (FRA).

The FRA advises that, given the scale and nature of the proposed development, together with the size and location of fluvial flood sources, the risk of fluvial flooding to the site – both actual and residual – is limited. As such, the significance of flood risk is considered to be moderate. The FRA also identifies that this risk can be appropriately managed through the implementation of property-level flood resilience and resistance measures, which can be secured by condition.

The FRA concludes that the proposed development will not increase flood risk on or off the site. There will be no loss of flood storage capacity, and existing flow paths and conveyance routes will be maintained. The development will not result in any obstruction to the movement of water, nor will it lead to increased flood levels within the site or the surrounding area.

In light of the above, the proposed development is considered acceptable in terms of flood risk.

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.
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