


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	05/05/2026	Manager:	LH	Date:	6/5/26
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Application Ref:	3/2026/0161				Ribble Valley Borough Council www.ribblevalley.gov.uk	
Date Inspected:	01/04/2026	Site Notice:	01/04/2026			
Officer:	MC					
DELEGATED ITEM FILE REPORT:					REFUSAL	

Development Description:	Enlarged Glazed Window Opening
Site Address/Location:	The Hey, Cutler Lane, Chipping, Preston, PR3 2SY

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	

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 EN2: Landscape

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential & Curtilage Extensions
Policy DME2: Landscape and Townscape Protection
Policy DMG3: Transport & Mobility

National Planning Policy Framework 2024 (NPPF)

Relevant Planning History:

3/1976/0658

Conversion of barn to dwellinghouse
Approved with Conditions

3/1977/0420

Conversion of barn to principle dwelling
Approved with Conditions

3/1977/0896

Alterations and details of barn conversion

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application site relates to a residential dwelling in the form of a converted barn. The prevailing character of the area is rural with sporadic residential development within the vicinity of the site. The site also lies to the north-east of 'Higher Chipping House' which is sited on the opposite side of the road and is Grade II Listed.

The site is also located within the Forest of Bowland National Landscape.

Proposed Development for which consent is sought:

The proposed development is for the enlargement of an existing window opening to the Northeast elevation of the building. The proposal would include a large expanse of glazing, extending close to the roof apex at first floor level.

The proposed windows would be constructed of aluminium with the colour to match the main dwelling (although it should be noted that there appears to be two window colours on the property).

Principle of Development:

The proposed development is for residential extensions and as such, is acceptable in principle subject to compliance with the relevant Policies in the Ribble Valley Core Strategy.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- 1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

The proposed window enlargement would not directly overlook any residential receptors and as such, the proposal is not considered to result in any adverse overlooking to nearby residents.

The proposal therefore complies with the amenity section of Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Key Statement EN2 of the Ribble Valley Core Strategy states that:

'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.

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

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 addition, Policy DMG1 of the Ribble Valley Core Strategy states that development must ‘*not adversely affect the amenities of the surrounding area*’ and ‘*consider the density, layout and relationship between buildings, which is of major importance*’.

Policy DMG2 also states that in the AONB ‘*where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting*’.

Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that development:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*

In addition, paragraph 187 of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

And Paragraph 189 of the NPPF states that:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues.”

The dwelling is a converted stone built barn within the Forest of Bowland National landscape and having regard to the above policies, it is not considering that the enlargement of the existing windows would be acceptable. Whilst there is no in principle objection to window enlargements within the Forest of Bowland National Landscape, the size, scale and design of the proposed new window is not considered to be in keeping with the character of the existing barn conversion.

The barn conversion is fairly traditional in character, with a traditional glazed cart lodge to the northeast elevation which is the same elevation as the proposed new window. The new window would extend high up into the apex, with extensive glazing, covering the majority of the first floor of the gable projection and is considered to be excessive in size and scale. The amount of glazing would compete with the cart door glazing and would diminish this feature which makes a positive contribution to the converted barn.

As such, it is considered that the size, scale and design of the proposed window enlargement would introduce an overly large and modern addition to this elevation of the converted barn, which is considered to harm the character and appearance of the barn and fails to be in keeping with the character of the landscape of the Forest of Bowland National Landscape.

As such, the proposal fails to comply with the aims and objectives of Policy DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and paragraph 135, 178 and 189 of the National Planning Policy Framework.

Heritage:

The site is also within the setting of the Grade II Listed Higher Chipping House.

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 settings.”

In addition, Policy DME4 states that:

“Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.”

It is considered that due to the positioning of the proposed alteration, on the northeast elevation of the building, it is not considered that the proposal would impact on the setting of the adjacent building. As such, any impact on the setting of Higher Chipping House would therefore be neutral.

Landscape/Ecology:

With regards to biodiversity net-gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder 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 refusal.

RECOMMENDATION:

That planning consent be refused for the following reason(s):

01:

The proposed window enlargement due to its size, scale and design is considered to result in an overly excessive amount of glazing which would fail to be in keeping with the character and appearance of the existing converted barn, resulting in harm to the character and landscape of the Forest of Bowland National Landscape contrary to Key Statement EN2 and Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy, as well as paragraph 135, 187 and 189 of the National Planning Policy Framework.