

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	23/6/26	Manager:	LH	Date: 24/6/26

Application Ref:	3/2026/0164			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	~	Site Notice:	1/5/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed removal of existing decking area, infilling of existing external steps to round off existing paving area and construction of two-storey rear extension.
Site Address/Location:	Hodder Croft, Newton Road, Newton, BB7 3DY.

CONSULTATIONS:	Parish/Town Council
Newton Parish Council:	Consulted 28/4/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
RVBC Countryside:	No objections subject to condition.

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 EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape And Townscape Protection Policy DME3: Site And Species Protection And Conservation 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: 3/2023/0308: T1 & T2 Lime trees crowns to be thinned out, primarily removing epicormic growth and any dead branches which will increase light and air penetration through the crowns but "no reduction in height" (Approved) 3/2020/0905:

Change of use of outbuilding to two-bedroom holiday let (Approved)

3/2019/0824:

Retention of unauthorised extension and re-roofing of domestic shed and storage building (Approved)

3/2018/0600:

Felling of Norway Spruce. Replacement with silver birch (Approved)

3/1996/0326:

Proposed stable block and tack room (Approved)

3/1975/0088:

Change of use, dwelling to dwelling with bed and breakfast facilities (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached three storey dwelling in Newton-in-Bowland. Access to the application site is from Hallgate Hill via a single width access track. The application property consists of rendered walls, concrete roof tiles and UPVC doors and windows with the property comprising lower and upper ground floor levels and a first floor level. The application property is set within a sizeable domestic curtilage area consisting of a driveway and lawned area with numerous trees encompassing the North-western and North-eastern boundaries of the property's rear garden area. A holiday let property in the applicant's ownership lies approximately 15 metres away to the south of the application property with neighbouring residential properties sited slightly further away to the North of the application property. The application property lies within the defined settlement boundary of Newton-in-Bowland within the Newton-in-Bowland Conservation Area and Forest Of Bowland National Landscape with the wider surrounding area comprising a mixture of agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

Planning consent is sought for the removal of an existing decking area, infilling of existing external steps and construction of a proposed two-storey rear extension.

Impact upon Character/appearance of Conservation Area:

The application property is sited within the Newton 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 *Newton Conservation Area Appraisal (2005)* identifies numerous elements as contributing to the Conservation Area's special interest which include:

- Location above the River Hodder

- Large areas of woodland, pasture and hay meadow around the periphery of the village and of wide verges, greens, orchards and large gardens within the village
- Numerous Listed Buildings
- The homogeneity of local stone used for most of the buildings and boundary walls
- The existence of wells and springs within the village with stone troughs and wellheads
- The association of some of the area's buildings with religious dissent and radical politics
- Numerous key views

In this instance, the application site occupies an unobtrusive position within the Southern portion of the Newton Conservation Area with the application property and its domestic curtilage area being largely screened from public view by virtue of the application site being set back from the village's thoroughfares and the extensive tree cover in place along the site's North-western and South-eastern boundaries. Consequently, the proposed works to the application property would not be read in concert with any of the Conservation Area's elements of special interest, nor would the proposed development be read in the context of any of the Conservation Area's key views as denoted on the Newton Conservation Area Townscape Appraisal Map.

Taking account of the above, it is considered that the proposed development would have a neutral impact upon the character and appearance of the Newton Conservation Area and would therefore 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 whilst providing adequate day lighting and privacy distances.

In this instance, the proposed two storey extension would be offset approximately 10 - 15 metres away to the South-west of the nearest neighbouring receptor of The Cottage Barn Annex, with extensive tree cover in place between the application site and aforementioned neighbouring receptor, and with the windows in the proposed extension solely providing views into the application property's rear garden area.

Consequently, the proposed development would pose no issues to neighbouring amenity with regards to loss of privacy, natural light or outlook 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 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.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'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 this instance, the proposed extension would comprise a modest footprint relative to the footprint of the host property, with the extension being predominantly sited on the footprint of an existing decking area (to be removed), albeit with the projection of the proposed extension extending outwards by approximately an additional 2 metres relative to the existing decking area. In addition, the eaves level and roof pitch of the proposed two storey extension would be set well below the eaves level and roof pitch of the host dwelling, with the extension's gabled roof pitch mirroring the host dwelling's gabled roof profile. Furthermore, the extension would be predominantly detailed in render, natural stone quoins and concrete roof tiles, all of which would be in keeping with the external appearance of the host property, and with the glazed section of the extension breaking up the extension's bulk and massing. Moreover, and as previously conveyed, the proposed extension would not be visible within the public realm. As such, the proposed two storey rear extension would read as a subservient, congruent and discreet addition to the application property.

In light of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area and would therefore conserve the character of the surrounding National Landscape. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) and 189 of the NPPF and Key Statement EN2 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:

Protected Species

The proposal would involve disturbance to the rear external wall of the application property and an existing decking area therefore a bat survey has been provided in support of the application. The submitted bat survey identifies optimal foraging potential in the area surrounding the application site however no features were identified within the property's rear wall and decking area that would provide

potential bat roosting habitat and no historic or current evidence of bat related activity was observed on site. As such, no further survey work has been recommended however the submitted ecology report provides recommendations to be adhered to during works of construction along with proposed roost enhancement measures and compliance with these recommendations and measures has been secured by way of a planning condition.

Trees

The proposed development would involve some tree removal (a grouping of four Damson trees identified as G3 in the application's Tree Impact Plan) in order to facilitate construction of the proposed extension however the submitted Tree Impact Plan and tree survey identifies the grouping of trees to be removed as holding low quality value therefore no significant concerns are raised with respect to the removal of these trees. In addition, the proposed development has been subject to review from the Council's Countryside Officer who has raised no objections to the proposed extent of tree removal, subject to all additional trees within the application site marked for retention being protected during works of construction. As such, the proposed development raises no concerns with regards to impacts upon trees.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of a householder planning application.

Other Matters:

Flood risk

Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies the application site as partially lying within Flood Zones 2 and 3, with the identified extent of flood risk including the area for the proposed two storey extension. As such, a flood risk assessment has been provided in support of the application which identifies the level of fluvial and surface water flood risk to the application site as falling within the 'Very low' threshold. Reference is made to a stream which is currently culverted beneath part of the existing dwelling however it is stated that this feature has been fully considered as part of the proposed development and that the proposed development would not obstruct, divert or otherwise alter the flow characteristics of this watercourse. In addition, it further stated that the proposed extension will be constructed at levels consistent with the existing property ensuring continuity and avoiding any increased flood vulnerability. Consequently, the proposed development raises no significant concerns with respect to flood risk.

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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