


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	24/4/26	Manager:	LH	Date:	24/4/26
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Application Ref:	3/2026/0171			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	25/3/26	Site Notice:	25/3/26					
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Part-retrospective application for garden gym, proposed works to clad the gym in timber to match the adjacent shed.
Site Address/Location:	7 Hillside Drive, West Bradford, BB7 4TG.

CONSULTATIONS:	Parish/Town Council
West Bradford Parish Council:	Object to the proposal on the grounds of visual amenity.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
One representation has been received in relation to the proposal which specifies for the gym building to be clad in timber and to be solely utilised for private use.	

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 and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2011/0384:

Proposed two-storey side extension (revised application following refusal of planning application 3/2010/0691P) (Refused)

3/2010/0691:

Proposed two-storey side extension and dormer window to rear elevation (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a semi-detached dormer bungalow property in West Bradford located within the Forest Of Bowland National Landscape. Vehicular and pedestrian access to the application property are from Westfield Drive and Hillside Drive respectively with the property's domestic curtilage area consisting of front and side garden areas and a driveway. The property's side garden area accommodates a log store, shed and modular container with the latter of these forming the basis of this application. The application property lies within the defined settlement area of West Bradford within a predominantly residential area which is largely characterised by semi-detached dormer bungalow properties.

Proposed Development for which consent is sought:

Planning consent is sought to retain and modify a modular unit within the side garden area of the application property for use as a home gym.

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, analysis shows that the proposed gym building is entirely screened from No. 5 Hillside Drive on the North-western side of the application property with a sufficient separation distance also being in place between the gym building and neighbouring property of No. 24 Hillside Drive. Furthermore, the gym building would be solely utilised for private use and it is not considered that this domestic use would give rise to undue levels of noise and disturbances. As such, it is not considered that retention of the existing building would have any undue impacts upon neighbouring amenity with regards to loss of natural light, outlook or noise disturbances.

Consequently, 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.

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.'

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 this instance, the existing building on site comprises a relatively modest footprint (14m²) and height (2.7m) and occupies a modest area of land within the spatial context of the application property's side garden area. In addition, the building proposed for retention adjoins to an existing shed building of similar height, with both buildings being symmetrically aligned along the property's North-western boundary. As such, the proposed gym building reads as a proportionate addition to the property's garden area. The existing building is largely utilitarian in appearance and is also partly visible within the public realm from Hillside Drive and Westfield Drive however the proposal seeks to incorporate timber cladding to the entirety of the building's exterior which would give the building a distinctly domestic feel that would be in keeping with the external appearance of the existing shed buildings within the property's curtilage. As such, the modifications proposed to the existing structure would allow the building to read as a congruent addition to the application site.

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 proposed development would have no bearing upon the existing parking arrangement in place at the application site and as conveyed above would be solely utilised for private use. The proposal therefore raises no concerns with respect to highway safety.

Landscape/Ecology:

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.

Observations/Consideration of Matters Raised/Conclusion:

It is not considered that the development proposed would have any undue impacts upon neighbouring amenity or the visual amenities of the area and the development as proposed does not raise any concerns with respect to highway safety 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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