

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	22/6/26	Manager:	LH	Date:	23/6/26
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Application Ref:	3/2026/0172			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	1/5/26	Site Notice:	1/5/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of a detached dwelling with single garage and store.
Site Address/Location:	Land to the rear of Pimlico House, Gisburn Road, Gisburn, BB7 4ES.

CONSULTATIONS:	Parish/Town Council
Gisburn Parish Council:	Consulted 27/4/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.
United Utilities:	Consulted 27/4/26 – no response received.

CONSULTATIONS:	Additional Representations.
Two objections have been received from one household which are summarised as follows: • Impact of proposal upon residential amenity • Impact of the proposal upon the historic character of the Gisburn Conservation area • Impact of the proposal upon visual amenity • Impact of the proposal upon highway safety • Impact of the proposal upon flood risk An additional representation has also been received however this raises no objections to the proposal.	

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 And Mobility
Policy DME4: Protecting Heritage Assets
Policy DME6: Water Management

Planning (Listed Buildings and Conservation Areas) Act, Section 66 & 72

Relevant Planning History:

3/2022/0144:

Proposed erection of a random stone single residential dwelling within the rear curtilage of Pimlico House (Refused, dismissed on appeal)

3/2021/1098:

Proposed erection of a Class B2 (light industrial) building on former coach depot. Build of random stone height 1200mm with green metal sheet cladding above and green metal sheet roofing with roof lights. Resubmission of application 3/2021/0857 (Refused)

3/2021/0857:

Proposed erection of a Class B2 (light industrial) building on former coach depot. Build of random stone height 1200mm with green metal sheet cladding above and green metal sheet roofing with roof lights (Refused)

3/2009/0613:

Application for the discharge of condition no.3 (re-surfacing specifications, car park spaces, manoeuvring areas and boundary treatment) of planning consent 3/2009/0280P (Approved)

3/2009/0280:

Change of use of former furniture shop to become a stove and range cooker and fireplace retail showroom (Approved)

3/2007/0675:

Replacing windows and new entrance doors (Approved)

3/2007/0157:

Change of use of former Duckworth Coach Depot to become a furniture retail showroom - including minor alterations to existing buildings (Approved)

3/2006/0183:

Removal of old timber framed, corrugated tin sheet clad sheds, and change of use to car valeting premises (Refused)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to land located on the North-eastern side of Mill Lane in Gisburn. Access to the site is From Mill Lane with the site comprising an area of hardstanding with timber post and rail fencing which historically accommodated a coach depot. The residential property of No. 1 Stable Close and commercial property of Pan Ash Stoves adjoins the North-western and South-eastern perimeters of the site respectively with the domestic curtilage area serving the residential property of Pimlico Barn adjoining the application site's rear North-eastern boundary. Gisburn Auction Mart lies directly opposite the application site on the South-western side of Mill Lane with additional residential development surrounding the North-western and North-eastern extents of the site. The application site lies within the defined settlement area of Gisburn on the Western edge of the Gisburn Conservation Area.

Proposed Development for which consent is sought:

Planning consent is sought for the construction of a detached two-bedroom dwelling, detached single garage and garden store building. Additional works proposed include hard and soft landscaping to form an associated domestic curtilage area.

Principle of Development:

Key Statement DS1 of the Core Strategy seeks to direct the majority of new housing development towards the principal settlements of Clitheroe, Whalley and Longridge with an additional focus towards the Borough's Tier 1 settlements.

In addition, Policy DMG2 states:

'Development proposals in the principal settlements of Clitheroe, Longridge and Whalley and the Tier 1 villages should consolidate, expand or round-off development so that it is closely related to the main built-up areas, ensuring this is appropriate to the scale of, and in keeping with, the existing settlement.'

Policy DMG1 is also of relevance in as much that it provides general guidance with respect to the impact of proposals for development upon existing amenities, with a stipulation that all development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.

Policy DMG3 of the Core Strategy requires decision taking to consider the availability and adequacy of public transport and associated infrastructure to serve those moving to and from new developments. This is consistent with the NPPF which requires development proposals to promote sustainable transport.

In this instance, the proposed development relates to the provision of a new residential dwelling that would be located within the defined settlement of Gisburn (a Tier 1 Settlement). In addition, the proposal site is encompassed by a mixture of residential and commercial development therefore the introduction of the proposed dwelling to the site would effectively round off the existing cluster of built form located between Mill Lane, Stable Close, Park Mews and Main Street. Furthermore, the proposed dwelling would be sited within an existing residential area and as such would be compatible with its immediate surroundings. Moreover, the application site lies within close proximity to public transport links and amenities.

Taking account of the above, the proposed development would satisfy the requirements of Key Statement DS1 and Policies DMG1, DMG2 and DMG3 and is therefore considered to be acceptable in principle, subject to further assessment of additional material planning considerations.

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 dwelling would be sited between the residential property of No. 1 Stable Close and commercial property of Pan Ash Stoves however the application's proposed site plan and proposed streetscene drawing show that a sufficient separation distance would be in place between the North-western and South-eastern gable ends of the proposed dwelling and aforementioned residential and commercial properties. In addition, whilst the proposed detached garage would be site closer towards No. 1 Stable Close, this would be a single storey structure that would remain largely screened

behind an existing common boundary timber fence. As such, the proposed development would not pose any issues with regards to loss of natural light or outlook to the aforementioned adjacent properties.

The North-western elevation of the proposed dwelling would accommodate a first floor window opening which would interface with the South-eastern elevation of No. 1 Stable Close however this window would serve a non-habitable room (bathroom) and a condition has also been imposed on this consent to keep the window in question obscure glazed in perpetuity. As such, the dwelling's proposed first floor window opening would not compromise the privacy of the occupants of No. 1 Stable Close. In a similar vein, the South-eastern side elevation of the proposed dwelling would accommodate a first floor window opening however this would also serve a non-habitable space (landing) with the window facing towards a non-residential property in the applicant's ownership. As such, the aforementioned first floor window opening would not compromise the privacy of any residential occupants. The rear North-eastern elevation of the proposed dwelling would be sited approximately 7 - 8 metres away from the rear garden boundary of Pimlico Barn and would accommodate a first floor bedroom window opening however analysis shows that the window in question would be offset to the North-west of the garden area serving Pimlico Barn therefore the proposed window opening would primarily provide elevated views over the roofspace of outbuildings within the neighbouring rear garden area. In addition, the aforementioned bedroom window opening would also be offset to the North-west of window openings within the neighbouring property of Pimlico Cottage at an approximate distance of 18-20 metres and as such would not provide any direct views into the aforementioned neighbouring property. Furthermore, all additional window openings within the proposed dwelling would solely provide views into Mill Lane and the confines of the domestic curtilage area proposed for the dwelling.

Having regard to the amenity of future occupants of the proposed dwelling, analysis shows that all habitable rooms within the proposed dwelling would be served by a sufficient number of window openings and as such would receive an adequate provision of natural light.

In light of all of the above, it is not considered that the proposed development would be unduly harmful to the amenity of any neighbouring residents or future occupants of the development and as such would be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance & Impact upon setting of & Grade II Listed Buildings Pimlico House & Barn adjoining to East of Pimlico House & Gisburn Conservation Area:

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'.

In addition, Policy DMG1 of the Ribble Valley Core Strategy states:

'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 regards to assessing development affecting the setting of a Listed Building, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

With reference to development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

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

In addition, Key Statement EN5 of the Ribble Valley Core Strategy states:

‘The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.’

Furthermore, Policy DME4 of the Core Strategy states:

‘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.’

In this instance, the application site is currently void of any buildings however the site has previously accommodated built form (a coach depot) therefore the introduction of new built form to the site would not read as anomalous within the existing streetscene on Mill Lane. In addition, the footprint of the proposed dwelling would be modest in terms of area and topped with a gabled roof profile, with the gable ends of the dwelling orientated towards the North-west and South-east, all of which would match the design and orientation of the adjacent pairing of No. 1 and No. 2 Stable Close. Furthermore, a proposed streetscene drawing has been provided in support of the application which shows that the proposed dwelling and its detached garage would read as proportionately sized buildings with regards to their height and width when read in the context of the adjacent properties of No. 1 and No. 2 Stable Close and Pan Ash Stoves. As such, the proposed dwelling would read as a congruent and proportionate addition to the application site and existing streetscene on Mill Lane. Moreover, the adoption of the existing hardstanding area within the application site as a domestic curtilage area with formal hard and soft landscaping would deliver a visual enhancement to the existing streetscene relative to the existing site layout in place.

Samples of external materials to be utilised as part of the proposed development have not been provided in support of the application however the application’s supporting information indicates that the proposed dwelling would incorporate natural stonework, timber windows and slate roof tiles, (as would the proposed detached garage, albeit without the timber windows) all of which be in keeping with the vernacular of dwellings and other buildings within the locality. As such, the proposed use of external materials is considered to be acceptable in principle, subject to further details being provided with regards to materials and specifications.

The application site is located on the western edge of the Gisburn Conservation Area and is also read in the context of Pimlico House and No. 6 Park Mews, both of which hold Grade II Listed Building status however as previously conveyed, the design and visual impact of the proposed development is considered to be acceptable and in this case the proposed development would only be partially read in the context of the rear profiles of the aforementioned Listed Buildings (of which the significance is largely derived from the principal South-eastern elevations of these buildings). Furthermore, the proposed development would not be read in the context of any elements of special interest or key views pertaining to the Gisburn Conservation Area.

Taking account of all of the above, it is not considered that the proposed development would be harmful to the visual amenities of the area or setting of the adjacent Listed Buildings or Conservation Area. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Key Statement EN5 and Policies DMG1 and DME4 of the Core Strategy.

Highways and Parking:

Concerns have been raised through the application's public consultation process with respect to highway safety however the proposed development has been subject to review by Lancashire County Council Highways who have raised no objections to the proposed development with respect to access, parking or general highway safety. The LHA response recommends for the imposition of conditions with respect to construction management and surface water drainage, both of which have been imposed on this consent. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is subject to the de minimis exception.

Other Matters:

Water infrastructure

Constraint analysis shows the presence of communications pipes within the vicinity of the application site. Construction of the proposed dwelling and its associated domestic curtilage area could potentially impact upon this infrastructure therefore United Utilities have been consulted on the application however no response has been received to date. Notwithstanding this, this would not be a reason to delay determining the application, as the protection of these assets falls under separate legislation and the applicant is advised to make contact with United Utilities if they have not done so already prior to the commencement of any works being undertaken on site so as to avoid any potential damage to the aforementioned infrastructure.

Observations/Consideration of Matters Raised/Conclusion:

The proposed provision of a new dwelling at the application site accords with the aims and objectives of Key Statement DS1 and Policies DMG1, DMG2 and DMG3 of the Core Strategy, thus securing the principle of development.

In addition, the proposed development would not have any undue impact upon the amenity of any neighbouring residents or future occupants of the development, nor is it considered that the development proposed would be harmful to the visual amenities of the area or setting of the Grade Listed Buildings Pimlico House and No. 6 Park Mews or Gisburn Conservation Area. Furthermore, no concerns are raised with respect to impacts upon 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.