


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	07/05/2026	Manager:	LH	Date:	12/5/26
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Application Ref:	3/2026/0177			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/03/2026	Site Notice:	30/03/2026	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed conversion of existing garage to form a garden room.
Site Address/Location:	Moss Gate Barn Moss Side Lane Thornley PR3 2ND

CONSULTATIONS:	Parish/Town Council
Thornley with Wheatley Parish Council: No objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	
LCC Highways: No objections, subject to the proposed parking spaces complying with the parking standard requirements and the garden room being kept available for the enjoyment of the household.	
CONSULTATIONS:	Additional Representations.
No additional 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 DMG3: Transport & Mobility National Planning Policy Framework (NPPF)
Relevant Planning History: 00/0227 – Detached garage (Approved). 97/0258 – New highway access (Approved). 95/0081 – Conversion of Barn into dwelling (Approved) – PD rights removed. 90/0130 – Conversion of Barn into dwelling (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area:

The application site includes a large, detached dwelling house, converted from a barn under 95/0081, and a detached double garage with a garden store attached to its rear elevation. The detached dwelling house consists of stonework, a slate roof, and timber-framed glazed windows.

The surrounding area comprises open countryside and forms part of the national landscape. It is characterised by detached two-storey properties, converted barns, agricultural land, and similar rural features. Regarding constraints, the dwelling falls within Flood Zones 2 and 3 and is at risk of surface water flooding. Additionally, the site is located within a mineral safeguarding area.

Proposed Development for which consent is sought:

The application seeks consent for the conversion of the existing detached garage, which measures 7.96m in width and 5.98m in length, into a garden room. The existing garden store, which is attached to the garage's rear southern elevation, would be retained, with no internal/external alterations being proposed.

The proposed alterations to the garage include: the partial infill of the existing single door on the garage's northern elevation with stone to match existing, which would allow for a single oak-framed window; and the replacement of the two existing double garage doors with glass-panelled oak-framed doors. The flood risk assessment further states that the finished floor levels will be raised by 150mm to meet Building Control requirements by adding insulation.

Whilst it is considered that the proposed garden room would amount to an incidental use associated with the application property, permitted development rights were removed as per application 95/0081. It does not, therefore, enjoy permitted development rights under Part 1 Class A-E of the General Permitted Development Order.

Impact Upon Residential Amenity:

The proposed modifications to facilitate the conversion of the garage into a garden room would not result in the creation of any additional window or door openings on the external elevations. Instead, the scheme seeks to adapt the existing two double garage door openings and the single garage door, replacing them with two sets of glass-panelled, oak-framed doors and a single oak-framed window. These alterations utilise existing openings that overlook the applicant's own private amenity space and do not face any neighbouring habitable windows. As such, the proposal would not give rise to any issues of overlooking or loss of privacy for neighbouring properties.

Furthermore, the use of the garage building as a garden room would not generate any increase in noise or activity beyond what would reasonably be expected by neighbouring properties. The proposed use is considered consistent with the residential character of the area and would not result in any adverse impact on the amenity of surrounding occupiers.

As such, on balance, there is limited harm by impact on residential amenity, and the application complies with DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that 'designs must be sympathetic to existing and proposed land uses in terms of size, intensity and nature as well as scale, massing, style, features and building materials'.

Key statement EN2 places further emphasis on visual appearance and the relationship to surroundings in the National Landscape (formerly known as AONB), stating: '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'.

In regards to materiality, the materials proposed, oak framed windows/doors and a stone infill, will allow for visual integration with the host dwelling and other neighbouring properties. The scale of the detached garage, when compared to the application dwelling, is modest and, as such, will take a subservient position to the main property.

The proposed external alterations to the existing garage, as part of the conversion to a garden room, are modest and are not considered to have any significant impact on the visual amenity of the national landscape and therefore complies with Key statement EN2 and Key Policy DMG1 of the Ribble Valley Core Strategy.

Highways and Parking:

Lancashire County Council Highways was consulted in relation to the proposal and considers that the proposed development will not have a significant impact on highway safety or capacity in the immediate vicinity. While the proposal results in the loss of two parking spaces, the submitted site plan clearly demonstrates provision for five parking spaces on the driveway. This meets the standard parking requirements for a dwelling with four or more bedrooms. Accordingly, there is no objection to the proposal, provided the garden room remains available for the household's use and enjoyment.

Landscape/Ecology:

The Environment Agency's flood map confirms that the application site is partially located within Flood Zones 2 and 3 and is also identified as being at risk of surface water flooding. However, the garage element itself lies outside of these designated flood zones and is not subject to a significant risk of surface water flooding. To further mitigate any residual flood risk, the applicant states that the finished floor level of the proposed garden room will be raised by 150mm in accordance with building control requirements for insulation purposes. This measure will help address potential future flood risk.

Additionally, the application is located on mineral-safeguarded land. Ground disturbance will be kept to a minimum during the conversion works, with no increase in floor space being proposed. As such, the development is not anticipated to pose any significant harm to the safeguarded area through increased flood risk or drainage impacts.

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.