

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	17/06/2026	Manager:	LH	Date:	18/6/26

Application Ref:	2026/0194			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	30/04/2026	Site Notice:	30/04/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed construction of garage on existing parking area.
Site Address/Location:	Land to the rear Horton Grange Horton Road Horton BD23 3JT.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising the following concerns - Non-agricultural development on agricultural land so may be used for non-domestic purposes. - Overdevelopment of the site - Detracts from the Grade II listed building	

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 Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/638: Certificate of Lawfulness for existing use of land as part of residential curtilage for Horton Grange. 3/2002/0544: Extension of garden area adjacent to new garage block (Approved). 3/2002/0501: Demolition of existing outbuildings (approved under 3/1998/0446) and construction of new garage, stable and entrance porch, extension of garden area (Listed Building Consent) (Approved).

3/2002/0519: Demolish existing outbuildings and construction of new garage, stable and entrance porch onto existing dwellinghouse (Approved).

3/2001/0449: Remove render to north and east elevations, repair and re-point stonework (Listed Building Consent) (Approved).

3/2000/0892: Addition of roofs to existing bay windows. Remove render on front elevation, sandblast and repoint (Listed Building Consent) (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to Horton Grange, a Grade II Listed dwellinghouse accessed off Horton Road. The site to which the proposal relates is located outside of any defined settlement boundary and on land which benefits from an Open Countryside designation.

Proposed Development for which consent is sought:

Consent is sought for the construction of a detached garage building to be constructed in natural coarse stone, with a local late roof and timber doors.

Principle of Development:

The application site is outside of the defined settlement limits. However, despite the application not being for householder development, as per application 3/2025/0638 the parcel of land in question is lawful residential curtilage. Therefore, the erection of a domestic garage in this location is acceptable in principle subject to an assessment of other material planning considerations.

Impact upon Listed Building(s) and Setting and Visual Amenity:

The application dwelling is Grade II listed with the proposed development being within the immediate setting and in assessing the proposal, regard must be given to the statutory duties imposed on the authority in respect of the preservation and enhancement of designated heritage assets.

In this respect, at a local level, Key Statement EN5 and Policy DME4 are primarily, but not solely, engaged for the purposes of assessing likely impacts upon designated heritage assets resultant from the proposed development.

Key Statement EN5 states that: "There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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. This will be achieved through:

- Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.

- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”

With Policy DME4 stating, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST 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.

The proposed garage structure is located adjacent to the listed building on a parcel of land recently established lawfully as residential curtilage. The proposed garage has been designed to reflect local vernacular, being constructed of natural coarse stone with painted timber doors. The door openings are arched to reflect the historic character of the adjacent structures. Overall, the design is considered appropriate to the character of the area and will have a neutral impact on the setting of the listed building.

In terms of scale, the original submission was substantially larger in both footprint and height. Following discussion, the scheme has been substantially reduced and now measures approximately 7.5m by 6.5m in length and width, with a reduced eaves height of 2.8m. The structure is now entirely subservient to the application dwelling and other structures on site, being smaller in scale and comparable now to that of standard double garage.

Impact Upon Residential Amenity:

The proposed structure is a sufficient distance from neighbouring dwellings to mitigate any adverse impact in respect to loss of light or sense of overbearing.

Highways and Parking:

LCC Highways were consulted in relation to the proposed development and raised no objection on highway safety or amenity grounds. Given the garage is adjacent to the shared access road, it was suggested that the building be set away from the road by 2m to mitigate any conflict with road users. An amended plan has been received achieving this set back.

Landscape/Ecology:

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

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.