


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	13/05/2026	Manager:	LH	Date:	13/5/26
----------------	-----------------	-----------	--------------	-------------------	-----------------	-----------	--------------	----------------

Application Ref:	2026/0200			 Ribble Valley Borough Council www.ribblevalley.gov.uk				
Date Inspected:	05/02/2026	Site Notice:	01/04/2026					
Officer:	EP							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Proposed garage storage building.
Site Address/Location:	Brockthorn Laithe Wigglesworth Road Slaidburn BD23 4SX.

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No comments 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 DME2: Landscape & Townscape Protection Policy DMH5: Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwelling on Wigglesworth Road. The surrounding area is both residential and agricultural in nature and the application site falls within the designated National Landscape.
Proposed Development for which consent is sought:

Consent is sought for the construction of a single domestic garage. The parcel of land is located just outside of the residential curtilage and therefore this application also seeks to extend the curtilage.

Principle of Development:

The proposed development is located outside of the defined residential curtilage, as such the application also involves the extension of the residential curtilage to accommodate the proposed garage. As such, Policy DMH5 is engaged which stipulates:

Proposals for the extension of curtilage will be approved if:

- 1. The site is within a settlement, or,*
- 2. The site is on the edge of a settlement providing:*
 - the new curtilage boundary follows an easily identifiable feature such as a road, stream or hedgerow, or brings the boundary into line with existing adjacent properties.*
 - the extension will not cause visual harm to the landscape.*
 - the extension improves the visual quality of the site. Any existing nature conservation aspects of the existing structure should be properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.*

Proposals to extend a curtilage in other circumstances will not be approved other than where it will support the health of the local economy or for highway safety reasons.

The extension of curtilages can have a significant impact upon visual amenity and patterns of land use. The Council's approach serves to ensure the impact of any proposals can be clearly assessed.

The application site is outside of any defined settlement limits, and not in close proximity to such, a curtilage extension would be in conflict with Policy DMH5. However, in this instance, the curtilage extension is very limited, occupying the footprint of the modest garage solely and therefore measuring just 25 metres squared. It is therefore considered that there would be no actual harm to arise from the policy conflict in this instance and therefore having regard to these material considerations the curtilage extension is deemed acceptable in principle.

Impact Upon Residential Amenity:

The nearest neighbouring receptor is in excess of 25 metres from the proposed development. As such, no adverse impact on residential amenity is expected resultant.

Visual Amenity/External Appearance:

In respect of design, the proposal would be constructed of natural stone with grey slate roof which is considered appropriate to the character of the national landscape and will integrate sufficiently into the site on the basis of the building being of similar construction to surrounding built form.

In terms of siting, the proposal is located in relatively close proximity to existing built form and hard landscaping within the site. Whilst the building is a number of metres away from the main dwelling, given there is existing hard landscaping, stone walling and solid form within the curtilage it is not considered it would appear overly separated. Therefore, the building would not appear isolated within the landscape. In addition to this, the site is on a lower ground level when compared to nearby development and highways and therefore the overall visual prominence is reduced. As such, it is not expected that the building will be highly prominent from the adjacent highway, particularly given the modest ridge height of 4.2m.

As such, it is not considered there would be any significant adverse impact on the character of the site or wider National Landscape to warrant refusal.

Highways and Parking:

LCC Highways have been consulted in relation to the proposal and raise no objection subject to condition restricting the use of the building.

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.

There are some newly planted trees on the siting of the proposed garage. These trees are to be replanted adjacent to the site as per the submitted plans.

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.