

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	25/6/26	Manager:	LH	Date:	29/6/26
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Application Ref:	3/2026/0205			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/5/26	Site Notice:	19/5/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of condition 2 (approved plans) on permission 3/2022/0791 to amend previously approved barn conversion to add alterations to fenestration and rooflights.
Site Address/Location:	Barn at Twitter Bridge Farm, Twitter Lane, Waddington, BB7 3LG.

CONSULTATIONS:	Parish/Town Council
Waddington Parish Council:	No objections.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Presumption in Favour of Sustainable Development Key Statement EN2: Landscape Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport And Mobility Policy DME3: Site And Species Protection And Conservation Policy DME5: Renewable Energy Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0820: Variation of condition 2 (approved plans) of planning permission 3/2022/0791 to allow for alterations to fenestration and rooflight openings and introduction of microgeneration equipment (Refused) 3/2025/0559: Non material amendment to application 3/2022/0791 involving amendments to the proposed elevations (Refused)

3/2022/0791:

Amendments to barn conversion. Previously approved under 3/2018/0750 (Approved)

3/2021/1294:

Discharge of Condition 6 (Bat Boxes) of planning application 3/2018/0750 (Approved)

3/2021/0566:

Proposal to block off an existing farm gateway and hedge. Provide a new field access approx 20m from the existing, to include an area of hard standing with gateway. This proposal is following planning permission granted (3/2018/0750) (Approved)

3/2018/0750:

Change of use of redundant barn to form one unit of residential accommodation (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a barn building situated on the South-western outskirts of Waddington. Access to the application site and barn building is from Twitter Lane with the application site comprising Twitter Bridge Farm, the barn building subject to this application and a single storey outbuilding. The surrounding area comprises a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent was granted as part of application 3/2018/0750 for the conversion of the application site's barn building to a dwellinghouse. Design amendments to this consent were subsequently approved under planning application 3/2022/0791. The current application seeks further amendments to the design of the development approved under application 3/2022/0791. Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2022/0791 with revised plans and information submitted as part of this S73 application.

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 development seeks to introduce two new window openings to the north eastern gable of the barn building which would face away from the neighbouring property of Twitter Bridge Farm into open fields. In addition, the window and door openings proposed for the remaining elevations of the barn building would largely reflect the window and door layout approved under previous application 3/2022/0791. As such, the proposed development would not compromise the privacy of the sole neighbouring receptor on site.

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/Landscape:

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.’

The above is reiterated within Key Statement EN2 of the Core Strategy:

‘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 proposal seeks to make alterations to the approved configuration of fenestration within the barn building to be converted. Two new window openings are proposed to the north eastern gable of the barn building, both of which would be in keeping with the design and proportions of the window opening previously approved for this elevation which is to be omitted from the revised scheme. In addition, the previously approved bi-folding door arrangement for the barn’s South-western elevation would be largely retained, albeit with the substitution of a single width door opening with an additional bi-folding pane. Similarly, the approved window and door configuration within the South-eastern elevation of the barn building would be largely retained, albeit with two previously approved window openings being substituted with single door openings along with a minor relocation of a single door opening within the barn’s entrance section. Furthermore, the approved sequence of fenestration within the barn’s North-western elevation would be retained, with no changes proposed to the approved configuration of rooflights within the barn’s roofspace. Accordingly, the proposed alterations would not result in any significant deviation from the approved window / door configuration or overall solid to void ratio of openings within the barn building.

Consequently, it is considered that the proposed amendments sought would collectively amount to a minor material change to the consent originally approved with respect to design and visual impact and it is not considered that these changes would be harmful to the visual amenities of the area. Accordingly, it is considered that the proposed variations would conserve the surrounding National Landscape without any harm to the visual amenities of the immediate or wider area. The proposal would therefore satisfy the requirements of Paragraph 135 (c) and 189 of the NPPF and Key Statement EN2 and Policies DMG1 and DMH4 of the Core Strategy.

Highways and Parking:

The proposed variation carries no implications with regards to highway safety and the same conditions relating to these issues would be attached in any new permission granted.

Landscape/Ecology:

The proposed variation carries no implications with regards to ecological matters and the same conditions relating to these issues would be attached in any new permission granted.

Observations/Consideration of Matters Raised/Conclusion:

The proposed variation to condition 2 as imposed under planning consent 3/2022/0791 are considered to be acceptable on the basis that the works proposed would collectively amount to a minor material change to the development originally approved with respect to design and visual impact and these works would not result in any harm to the amenity of any neighbouring residents or visual amenities of the area.

Furthermore, there are no material changes since the previous consent as such the principle of development along with other matters such as highway safety and ecology remain acceptable subject to conditions.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That the application be approved.
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