


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	7/5/26	Manager:	LH	Date:	13/5/26
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Application Ref:	3/2026/0209			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	8/4/24	Site Notice:	10/4/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of condition 2 (approved drawings) and 8 (land levels) to make internal and external amendments on permission 3/2025/0022 for the proposed demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front.
Site Address/Location:	Higher Edge Farm, Tinklers Lane, Slaidburn, BB7 4TP.

CONSULTATIONS:	Parish/Town Council
Slaidburn and Easington Parish Council:	Consulted 10/4/26 – no response received.

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

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN4: Biodiversity and Geodiversity Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME3: Site And Species Protection And Conservation Policy DME4: Protecting Heritage Assets Policy DMH5: Residential And Curtilage Extensions Policy DMB5: Footpaths and Bridleways</p> <p>National Planning Policy Framework (NPPF)</p>
Relevant Planning History:

3/2025/0022:

Proposed demolition of front porch and replacement with new porch. Raising of roof. Construction of two-storey extension to side and single-storey extension to rear. Addition of new windows and insertion of rooflights. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply to the property. Creation of garden area to rear and paved area to front (Approved)

3/2024/0639:

Proposed demolition of front porch, raising of roof and construction of two-storey extension to front. New window and door openings to front and insertion of rooflights to front. Two storey extension to side. Two storey extension to rear, insertion of roof lights to rear and addition of new window and door openings. External lighting. Construction of single-storey, pitched-roof, detached building containing borehole to supply filtered water supply for the property. Creation of garden area to rear and paved area to front (Refused)

3/2024/0157:

Proposed conversion of attached barn to three bedroom holiday let including new windows and doors (Approved)

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

The application relates to a farmhouse property and adjoining barn located on the Eastern outskirts of Slaidburn within the Forest Of Bowland National Landscape. Access to the application site is from Tinklers Lane via a single width access track which also serves as Public Right Of Way FP0340023. The farmhouse comprises stone elevations and a slated split level gabled roof with the Northernmost roof slope of the farmhouse being elevated above the Southern half of the farmhouse and adjoining barn. The farmhouse's fenestration comprises a uniformed layout of square and rectangular window openings encompassed by plain stone surrounds. A gable roofed porch straddles the principal South-eastern elevation of the farmhouse and barn with the adjoining barn building also detailed in stone and comprising a slated gabled roof which serves as a symmetrical continuation of the Southern half of the farmhouse. The South-eastern profile of the barn building comprises a catslide roof element which contains the barn's cart entry. The farmhouse and adjoining barn building are sited on an area of hardstanding which roughly comprises an inverted 'L' shaped footprint with an expanse of open fields encompassing the confines of the site.

Proposed Development for which consent is sought:

Planning consent was granted as part of application 3/2025/0022 for alterations to the application property and site including the construction of a single storey rear / two storey side wraparound extension, replacement front porch, roof raise, insertion of new windows and roof lights, formation of a new rear garden area, construction of a detached single storey building to accommodate a borehole and associated soft and hard landscaping.

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 nearest neighbouring properties to the farmhouse and barn are sited at considerable distance from the application site therefore the proposed alterations to fenestration and land levels would not pose any issues with respect to impacts upon neighbouring amenity.

Taking account of the above, it is not considered that the proposed variations 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 proposed amendment sought includes alterations to the solid to void ratio of fenestration across the Northern, Southern and Western elevations of the originally approved single storey extension and Western elevation of the farmhouse. In addition, two rooflight openings are proposed for the flat roof space of the approved single storey extension with an additional rooflight also proposed for the Eastern roofslope of the farmhouse. Four approved window openings are also to be omitted from the Eastern elevation of the farmhouse with existing ground and first floor window openings retained in their place. The aforementioned alterations to the approved scheme of fenestration would collectively amount to a minor change in visual terms relative to the approved design, with a sympathetic solid to void ratio of openings retained within the reconfigured pattern of fenestration.

Additional amendments to the originally approved scheme include the omission of a gabled front porch feature which is to be replaced with a flat roof door canopy. The proposed canopy feature would be simple in design and modest in terms of its height, width and outwards projection and as such would read as a discreet and congruent addition to the principle elevation of the farmhouse. The width and depth of the of the approved single storey extension's overhanging roof profile would also be increased as part of the proposed amendments however comparative analysis shows that these increases would be nominal in terms of size relative to the originally approved development. Similarly, the land level adjoining the rear

Western side of the farmhouse is to be raised as part of the proposed amendments which in turn would result in an increase in height to the approved single storey extension however this increase in height would also be nominal (350mm) whereby the single storey extension would still read as a subservient addition to the parent property.

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 variations to conditions 2 and 8 as imposed under planning consent 3/2025/0022 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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