


**Report to be read in conjunction with the Decision Notice.**

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>27/05/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>3/6/26</b>
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<b>Application Ref:</b>	3/2026/0217			 <b>Ribble Valley Borough Council</b> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>
<b>Date Inspected:</b>	28/04/2026	<b>Site Notice:</b>	28/04/2026	
<b>Officer:</b>	MC			
<b>DELEGATED ITEM FILE REPORT:</b>				<b>REFUSAL</b>

<b>Development Description:</b>	Reserved matters application relating to appearance, landscaping, layout and scale following outline planning permission 3/2025/0289.
<b>Site Address/Location:</b>	Thornley Hall Farm, Up Bedlam Road, Thornley, PR3 2TN

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
Thornley with Wheatley PC raise no issues.	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
LCC Highways:	No objection subject to conditions.

<b>CONSULTATIONS:</b>	<b>Additional Representations</b>
No additional representations received.	

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

Key Statement DS1– Development Strategy  
 Key Statement DS2– Presumption in Favour of Sustainable Development  
 Key Statement DMI2 – Transport Considerations  
 Key Statement EN3 – Sustainable Development and Climate Change  
 Key Statement EC1 – Business and Employment Development  
 Key Statement EN2 - Landscape

Policy DMG1- General Considerations  
 Policy DMG2 – Strategic Considerations  
 Policy DMG3 – Transport and Mobility  
 Policy DME1 – Protecting Trees and Woodlands  
 Policy DME2 – Landscape and Townscape Protection  
 Policy DME4 – Protecting Heritage Assets  
 Policy DMB1- Supporting business growth and the local economy  
 Policy DMH3 – Dwellings in the Open Countryside and AONB  
 Policy DME6 – Water Management

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/2025/0848**

Reserved matters application relating to appearance, landscaping, layout and scale following outline planning permission 3/2025/0289.

Approved with Conditions

**3/2025/0844**

Approval of details reserved by conditions 6 (surface water drainage scheme), 8 (bird and bat box) and 9 (lighting scheme) on planning permission 3/2025/0289.

Pending Consideration

**3/2025/0289**

Outline application for the proposed erection of a farm workers dwelling with access applied for (all other matters reserved).

Approved with Conditions

**3/2025/0307**

Approval of details reserved by the statutory biodiversity condition and condition 5 (biodiversity gain plan) on planning permission 3/2024/0877.

Approved with Conditions

**3/2024/0877**

Proposed access track and new covered storage facility.

Approved with Conditions

**3/2024/0661**

Proposed agricultural building for livestock including concrete yard and access track.

Approved with Conditions

**3/2023/0549**

Proposed erection of a two-storey detached farm workers dwelling with attached garage and the creation of a garden area and balancing pond.

Approved with Conditions

**3/2022/0265**

Proposed erection of a farm workers dwelling and the creation of a new access off the public highway.

Approved with Conditions

**3/2020/0108**

Proposed extension to previously approved general purpose store to adjoin existing agricultural building.

Approved with Conditions

**3/2019/1073**

Proposal to construct agricultural general purpose storage building to adjoin existing farm building.

Approved with Conditions

**3/2019/0118**

Extensions to agricultural building to house livestock.

Approved with Conditions

**3/2019/0096**

New agricultural building for livestock and storage.

Approved with Conditions

**3/2019/0095**

Proposal to construct further extension to approved agricultural building to provide storage and livestock housing.

Approved with Conditions

#### **ASSESSMENT OF PROPOSED DEVELOPMENT:**

##### **Proposed Development for which consent is sought:**

The proposed development is a reserved matters application following the granting of outline permission for the construction of a farm workers dwelling.

The outline consent allowed for a period of up to 3 years to submit reserved matters.

The reserved matters applied for are appearance, landscaping, layout and scale. Access has been approved as part of the Outline application (planning ref: 3/2025/0289). The site area is 0.095ha and the proposed dwelling would be two storeys with a dual pitched roof and would have an attached single storey garage and porch.

It should be noted that a reserved matters application has been recently granted under planning ref: 3/2025/0848. However, the applicant is now seeking to re-orientate the dwelling and amend the location of the attached garage so that the dwelling now sits parallel to the road, with the garage being sited off the western flank wall and set back by approximately 5.1m from the front of the dwelling.

##### **Impact on 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.

Residential amenity was considered at the outline stage but nonetheless, due to the closest residential property (outside the farmstead), being 53 meters to the North-East of the application site, the proposal would not likely result in any adverse overlooking, overshadowing, loss of light or overbearing impact.

The proposal therefore accords with Policy DMG1 of the Ribble Valley Core Strategy.

##### **Visual Amenity/External Appearance:**

The application site is located within the Forest of Bowland National Landscape and consists of agricultural grassland. The majority of the farmstead is to the North of the application site, on the opposite side of the road.

Paragraph 135 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, stating:

*“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 the Forest of Bowland National Landscape (formerly Area 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 National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”*

Key Statement EN2 of the Core Strategy states:

*“The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. 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.”*

Policy DMG2 also states:

*“In protecting the designated Area of Outstanding Natural Beauty, the Council will have regard to the economic and social wellbeing of the area. However, the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting. The AONB management plan should be considered and will be used by the council in determining planning applications.”*

Furthermore, Policy DMH3 of the Core Strategy states:

*“The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the Council and is necessary to deliver both sustainable patterns of development and the overarching Core Strategy vision.”*

The orientation and design of the dwelling have been amended so that the dwelling now has its principal frontage parallel to the road, with the ridge running east to west, rather than north-east to south-west. In addition, the garage would now be sited on the opposite flank wall to as previously approved under planning ref: 3/2025/0848.

It should be noted that this orientation was previously shown as an indicative layout under the approved outline application and the Council requested an amended orientation that would result less visual intrusion into the landscape.

It is noted that the site is in a sensitive location within the Forest of Bowland National Landscape, on the opposite side to other buildings associated with Thornley Hall Farm and with fell views in the distance. There are no other buildings on this side of the road within the immediate vicinity of the site, and the site is elevated from the road. The placement of a new dwelling in this location is considered to be finely balanced and therefore a sympathetic design response is critical.

The previously approved orientation of the dwelling is considered to minimise the visual impact that would arise through the siting of a new two storey dwelling on this side of the road, without built form within its immediate vicinity. It aligns with the rear and side boundaries of the site, making efficient use of land, and is considered a more natural siting in the landscape, orientated so that its principal elevation is angled away from the highway and screened by trees which also allows for views across the site. A single storey garage element is positioned on the north-eastern side of the dwelling closest to the road which helps to break up the built form when viewed from the road. This stepped design helps to reduce the building mass as seen from the highway given the site elevation.

In contrast, the reorientation of the dwelling with the ridge running from east to west is not considered to be in keeping with the existing pattern of development within the vicinity of the site or relate well to its site boundaries. Due to its amended orientation, the dwelling would now appear more prominent in its surroundings and would reduce the open views through the site from the road. The two-storey principal frontage would be forward of the single storey garage element and would run across the site parallel to the road resulting in a greater scale and massing evident from the road. The fenestration detailing facing the highway also contributes to a greater prominence, including large feature landing window - in contrast the previous scheme had fewer and smaller windows facing the highway. Additionally, the proposed finished floor level is slightly higher compared to the previously approved scheme. The linear form of landscaping proposed in front of the dwelling is more contrived compared to the previous grouping of trees secured. The resultant changes are considered to result in a design which does not respond sympathetically to its surroundings, in particular a prominent building elevated from the road with reduced views across the site.

As such, it is considered that the amended scheme would result in a harmful visual intrusion, into an area that comprises a fairly open landscape when compared to the approved scheme. As such, it is not considered that the amended scheme would protect, conserve and enhance the landscape and character of the Forest of Bowland National Landscape, nor would it contribute to the conservation of the natural beauty of the area and would result in an incongruous addition within the landscape that is out of keeping with the pattern of development within the local vicinity.

As such, the proposal fails to comply with paragraph 135 and 189 of the National Planning Policy Framework, Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.

#### **Highways Issues:**

The approved access is from Up Bedlam Road and the impact on highway safety has been assessed as part of the Outline application with appropriate conditions attached.

The Local Highway Authority have provided comments on the scheme, and they note that the access arrangements were approved as part of the previous outline application.

With regards to parking/turning, they note that the area inside the garage where a car is shown to be parked, would not meet the internal size requirements which should be approximately 3m x 6m. However, the driveway could provide adequate parking for up to 3 no. vehicles and allow room to turn. As such, this would not warrant refusal of the application.

The Highway Authority recommend several conditions, some of which relate to the access arrangements and have already been secured under the outline planning application. The applicant did not previously agree to the inclusion of a construction management plan and on balance this would not be proportionate to the scale of development proposed as such a refusal of the application on this basis would not be justified.

As such, the proposal is considered to accord with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.

### **Ecology/Landscaping**

An Arboricultural Report has not been submitted; however the proposed dwelling would be sited outside the Root Protection Area of trees along the northwestern boundary, similar to the approved reserved matters scheme. As such, it is not considered the proposal would impact on any trees within the site.

The Countryside Officer previously commented that if the relatively short section of hedge shown to be cut back or coppiced and is not destroyed, it will rejuvenate and can be managed accordingly. However, as this hedgerow removal is required for visibility, it is required to be removed. The existing hedge would remain in situ, and alternative landscaping has been secured which includes the planting of 5 no. additional trees, which will help to screen the development in the long term.

A unilateral undertaking was agreed as part of the outline application to secure the dwelling as self-build. As such, the scheme is exempt from mandatory biodiversity net-gain.

### **Other matters**

All other relevant material considerations are considered acceptable with the imposition of suitable conditions for the provision of car parking and landscaping and appropriate materials.

Conditions relating to the restriction of occupation, drainage and access were attached to the outline permission.

### **Observations/Consideration of Matters Raised/Conclusion:**

The main issues relate to visual amenity, residential amenity, design and materials and internal driveway/parking layout.

It is considered that the siting, scale and design of the proposed dwelling would result in an incongruous addition that is out of keeping with the pattern of development and would fail to protect, conserve and enhance the landscape and character of the Forest of Bowland National Landscape, or contribute to the conservation of the natural beauty of the area.

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for refusal.

<b>RECOMMENDATION:</b>	That reserved matters approval be refused for the following reason(s):
<b>01:</b>	The design of the proposed dwelling by reason of its siting, scale, appearance and landscaping does not respond positively to the site and would result in an incongruous addition that would fail to protect, conserve and enhance the landscape and character of the Forest of Bowland National Landscape, failing to accord with paragraphs 135 and 189 of the NPPF, Key Statement EN2 and Policies DMG1 and DMG2 of the Ribble Valley Core Strategy.