


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

<b>Signed:</b>	<b>Officer:</b>	<b>EP</b>	<b>Date:</b>	<b>18/05/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>19/5/26</b>
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<b>Application Ref:</b>	2026/0231			 <b>Ribble Valley Borough Council</b> <small>www.ribblevalley.gov.uk</small>				
<b>Date Inspected:</b>	16/04/2026	<b>Site Notice:</b>	16/04/2026					
<b>Officer:</b>	EP							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Regularisation of use of land as garden, construction of summerhouse, greenhouse and hard standing.
<b>Site Address/Location:</b>	High Beech House 8a Crow Trees Brow Chatburn BB7 4AA

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
<b>No comments received.</b>	

<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>LCC Highways:</b>	<b>N/A</b>

<b>CONSULTATIONS:</b>	<b>Additional Representations.</b>
<b>No comments received.</b>	

<b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>
<b>Ribble Valley Core Strategy:</b>  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)
<b>Relevant Planning History:</b>  <b>2026/0229:</b> Proposed single storey rear extension. (current application, not yet determined).

<b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>
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**Site Description and Surrounding Area:**

The application relates to a detached property accessed via Crow trees Brow in Chatburn. The application dwelling is positioned within a large curtilage and the site itself does not fall on any designated land. The surrounding area is predominately residential in nature being typified of varying styles of property.

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

Retrospective consent is sought for the change of use of a parcel of land to the rear of the dwelling as residential curtilage. The application also seeks respective consent for the construction of the detached summer house and greenhouse in the same land parcel.

**Principle of Development:**

With regards to the extension of residential curtilage, Policy DMH5 of the Ribble Valley Core Strategy states that '*proposal for the extension of curtilage will be approved if the site is within a settlement*'. The application site is located within the defined settlement limits of Chatburn and the proposed curtilage extension would not encroach or intrude into the landscape. The proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations.

**Impact upon Character/appearance of Conservations Area (Where Applicable):**

The application site is located immediately adjacent to the boundary of Chatburn Conservation Area. As such, careful consideration must be given in respect to the impact of the development of the setting of the designated heritage asset.

Given the development is located to the rear of the application dwelling, and behind a series of other built form, it would not be visible from within, or near to, the Conservation Area. As such, no adverse impact is expected resultant in this respect.

**Impact Upon Residential Amenity:**

The constructed summerhouse is located to the rear of 3 Chatburn Old Road approximately 2.5m from the shared boundary. Given the nature of the boundary treatment in place and the separation distance, paired with the large extents of the neighbouring curtilage, it is not considered there is any significant adverse impact in terms of light lost created for the neighbouring receptors.

Similarly, the greenhouse is located to the rear of 14 Crow Trees Brow. Again, the existing boundary treatment provides reasonable screening of the development to mitigate any significant adverse impact.

As such, it is not considered there would be any adverse impact on residential amenity created resultant.

**Visual Amenity/External Appearance:**

The proposed development is located at the rear of the application dwelling and as such is not readily visible from within the public realm. However, there is a public right of way footpath that runs along the edge of the site which would afford some levels of visibility.

The proposed curtilage extension will allow for an existing parcel of land directly to the rear of the site to be incorporated into a residential use. There is no defined sense of uniformity amongst the rear boundary lines on Crow Trees Brow and properties in area can be found with varying scales of curtilage.

The constructed summer house is modest in terms of footprint, particularly when read in consort with the host dwelling. The summerhouse is constructed in timber with a cedar shingle roof profile. This is typical for garden building of this nature and integrates sufficiently into the site. Similarly, the greenhouse is modest and is of typical glass construction, which is appropriate in a residential setting such as this.

Based on the above, it is not considered the development has an adverse impact on the character or visual amenities of the area.

**Highways and Parking:**

No highways implications identified.

**Landscape/Ecology:**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a retrospective application.

**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.