

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	08/06/2026	Manager:	LH	Date:	9/6/26
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Application Ref:	2026/0262			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	05/05/2026	Site Notice:	05/05/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed timber framed car port.
Site Address/Location:	Bramley Croft Clitheroe Road Whalley BB7 9AQ.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection.
CONSULTATIONS:	Additional Representations.
One letter of support has been received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2021/0887: Proposed holiday cottage within the residential curtilage of Bramley Croft (Resubmission of application 3/2021/0435)

3/2021/0435 - Proposed holiday cottage within the residential curtilage of Bramley Croft – Refused

3/2019/0641 – Single-storey detached garage. PP granted 27/8/2019.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application property is a detached dwelling located within a large plot located within the village of Barrow to the rear of the public house, The Eagle. The application property is accessed from a private driveway and is surrounded by landscaped gardens.

Proposed Development for which consent is sought:

The application seeks consent for the construction of a wooden car port located immediately adjacent to the application dwelling.

Impact Upon Residential Amenity:

The car port is located to the north west of the residential curtilage adjacent to the existing dwelling in close proximity to the northern shared boundary. Given the orientation of the structure to the front of the principal building of the application dwelling and its neighbours, it is not considered there would be any significant adverse impact in respect of loss of light. The area of the land adjacent belonging to the neighbours to the north comprises parking with a similar flat roof timber structure visible.

Based on the above, it is not considered there would be any impact on neighbouring amenity resultant.

Visual Amenity/External Appearance:

The car port is to be constructed using a timber frame and is open sided with a slate roof. There are various structures, including porches and garden sheds, that are visible within the vicinity that are constructed using timber or oak and are similar in appearance to the application structure. It is considered that the car port is well constructed and in materials that are in keeping with the surrounding area.

In respect of scale, the car port is modest measuring 5m by 5m with an eaves and ridge height of 2.2m and 3.4m respectively. The structure will therefore remain subservient in relation to the application dwelling and will not appear dominant within the curtilage.

As such, the proposed car port is not considered to be of substantial harm to the character of the area and is deemed acceptable from a visual perspective.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection on highways safety grounds.

Landscape/Ecology:

Flood Risk.

A flood risk assessment has been submitted with the application as the application curtilage is within both flood zones 2 and 3. Given the nature of the development, being an open sided car port, it is not considered that any flood risk is intensified as a result of the development.

Biodiversity.

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