


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

<b>Signed:</b>	<b>Officer:</b>	<b>MC</b>	<b>Date:</b>	<b>10/06/2026</b>	<b>Manager:</b>	<b>LH</b>	<b>Date:</b>	<b>16/6/26</b>
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<b>Application Ref:</b>	3/2026/0263			 Ribble Valley Borough Council <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a>				
<b>Date Inspected:</b>	22/05/2026	<b>Site Notice:</b>	22/05/2026					
<b>Officer:</b>	MC							
<b>DELEGATED ITEM FILE REPORT:</b>					<b>APPROVAL</b>			

<b>Development Description:</b>	Proposed conversion of habitable accommodation to a garage with first floor extension above.
<b>Site Address/Location:</b>	The Warren, Warren Fold, Hurst Green, BB7 9QH

<b>CONSULTATIONS:</b>	<b>Parish/Town Council</b>
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<b>CONSULTATIONS:</b>	<b>Highways/Water Authority/Other Bodies</b>
<b>RVBC Countryside Officer</b>	The Countryside Officer considers that a tree protection condition should be added to any grant of permission.  No bats identified therefore the building is considered to be of negligible potential for roosting bats, therefore a condition for Biodiversity Enhancement through the installation of a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box within the site would provide roosting potential for the local bat population.
<b>LCC Highways</b>	No objection to development subject to condition for the garage to be retained for the parking of vehicles.

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

<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 DMG3: Transport & Mobility Policy DMH5: Residential and Curtilage Extensions Policy DME1: Protecting Trees And Woodland Policy DME3: Site and Species Protection & Conservation Policy DME4: Protecting Heritage Assets  National Planning Policy Framework (NPPF)
<b>Relevant Planning History:</b>

**3/2026/0260**

Permission in principle for a minimum of 1 and a maximum of 3 dwellings.

*Refused*

**3/2023/0671**

Outline planning application for the erection of two new residential self-build bungalows for those aged 55 or over (all matters reserved). Resubmission of 3/2022/0469.

*Refused*

**3/2022/0469**

Outline planning application for the erection of three new residential self-build bungalows for those aged 55 or over.

*Refused*

**3/2014/0204**

Outline planning application for the erection of one new residential dwelling.

*Appeal dismissed*

**3/2013/0963**

New dwelling in garden of The Warren.

*Withdrawn*

**3/2011/0138**

Substitution of house type for applications 3/2009/1014P and 3/2010/0765P.

*Approved with Conditions*

**3/2010/0765**

Substitution of house type previously granted in application 3/2009/1014P.

*Approved with Conditions*

**3/2009/1014**

Substitution of house type granted under consent 3/2008/0400P.

*Approved with Conditions*

**3/2008/0400**

Replacement dwelling, extension to residential curtilage and alterations to vehicular access, and redistribution of excavated material in existing hollows in surrounding agricultural land.

*Approved with Conditions*

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

The site is occupied by a detached dwelling located immediately adjacent to the settlement boundary of Hurst Green which is a Tier 2 Village. The site is therefore semi-rural in character, within open areas of land to the north of the site. The site is also located adjacent to the boundary with the Hurst Green Conservation Area and is located within the Forest of Bowland National Landscape. The site is accessed off a private track which also serves Public Footpath FP0303064 which runs North past the site entrance

Whilst the dwelling has sizeable grounds there are a number of residential properties within the vicinity of the site to the East, South and West of the site.

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

The proposed development is for the conversion of the existing habitable accommodation to a garage and the construction of a first-floor extension above.

The proposed extension would have an eaves height of approximately 5.1m when measured from the front elevation (lowest ground level) and a total height of 8.3m. It would have a pitched roof and would be set down from the main roof ridge. When viewed from the rear of the site, the extension would read as single storey due to the land levels being higher to the rear of the site.

With regards to fenestration, the proposal would have one high level window to the flank elevation, a garage door to the ground floor front elevation with bi-fold doors and two balustrades (which would match the existing as confirmed by the agent by email). Two rooflights are also proposed to the front roof slope. To the rear elevation, one small window is proposed along with two sets of patio doors.

The proposed external materials of construction would match those of the existing dwelling.

**Principle of Development:**

The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered acceptable in principle, subject to an assessment of the material planning considerations and compliance with the Ribble Valley Core Strategy and the National Planning Policy Framework.

**Impact Upon Residential Amenity:**

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- 1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

With regards to the potential impact on residential amenity, the closest nearby residential receptor is Warren Barn Farm which is located approximately 27m away from the extension. There are a group of trees within the site which provide a level of screening between the two properties and the proposed flank window is high level, being sited approximately 2m above the finished floor levels. As such, it is not considered that a condition to obscure glaze the window would be necessary.

As such, the proposal is considered to accord with the residential amenity section of Policy DMG1 of the Ribble Valley Core Strategy.

**Visual Amenity/External Appearance and Heritage Impacts:**

Key Statement EN2 of the Ribble Valley Core Strategy states:

*'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'.*

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

*'All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.'*

In addition, Ribble Valley Core Strategy Policy DMG2 states that:

*'In protecting the designated Area Of Outstanding Natural Beauty the council will have regard to the economic and social well being 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'*

With regards to heritage considerations, Key statement EN5 of the Ribble Valley Core Strategy states that:

*'There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits'.*

In addition, Policy DME4 states:

*'In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.*

#### **1. Conservation Areas**

*Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.*

With regards to the acceptability of the scheme, the proposed extension would utilise the footprint of the existing balcony. As such, the built form would be contained to the existing footprint of the dwelling. The extension would also be set down from the main roof ridge, so whilst it would be fairly prominent and visible from the Public Right of Way which runs along the front of the site, it would still read as a subservient addition to the main dwelling. The existing dwelling is modern in appearance and contrasts with the existing surrounding stone-built dwellings located within the Conservation Area already so its wider impact on the Hurst Green Conservation Area and the Forest of Bowland National Landscape is considered to be limited. Whilst the proposed extension would bring the bulk of the dwelling closer to the boundary with the Conservation Area, there is significant tree cover which separates the Conservation Area boundary and the application site so the proposal is considered to have a neutral impact on the setting of the Hurst Green Conservation Area.

As such, the proposal is considered to accord with Key Statement EN2 and EN5 of the Ribble Valley Core Strategy and Policies DMG1, DMG2 and DME4 of the Ribble Valley Core Strategy.

### **Highways and Parking:**

Ribble Valley Core Strategy Policy DMG3 states that:

*'all development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.*

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The Local Highway Authority (LHA) have provided comments on the scheme. They note that the proposal does not increase the number of bedrooms at the property and the proposal would also provide parking spaces for 2-3 vehicles.

They state that the development must include cycle storage to promote sustainable transport methods but as this is a householder application, it is not considered that this would be reasonable to include as a planning condition.

The LHA also recommend that the garages are restricted to the housing of private motor vehicles. However, it is noted that the original application did not include such condition for the existing garage and given that the driveway is extensive which could support the parking of 3-4 vehicles, this would not seem reasonable as adequate parking can be achieved on site, even if the garages were to be converted.

As such, the proposal is considered to comply with Policies DMG3 and DMG1 with regards to the level of parking provision.

### **Landscape/Ecology:**

Policy DME1 of the Ribble Valley Core Strategy states that:

*'Where applications are likely to have a substantial effect on tree cover, the borough council will require detailed Arboricultural Survey information and tree constraint plans including appropriate plans and particulars. these will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with in influencing distance and could also include other relevant information such as stem diameter and crown spread'.*

The Countryside Officer has been consulted on the application and they consider that the Category B trees namely: T1 English oak and G1 English oak/Silver birch and Rowan will require a planning condition for tree protection measures, should permission be granted.

Policy DME3 of the Ribble Valley Core Strategy also states that:

*'Development proposals that are likely to adversely affect the following.... 'Wildlife species protected by law' will not be granted planning permission. exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection'.*

With regards to the impact on protected species, the Countryside Officer notes that no bats were observed within the building and as such, the building is considered to be of negligible potential for roosting bats. They recommend that a condition is added to any grant of permission for Biodiversity Enhancement through the installation of a Greenwoods Ecohabitats Two Chamber Bat Box or Kent Bat Box within the site as this would provide roosting potential for the local bat population. This forms part of the recommendations outlined in the Preliminary Bat Roost Assessment Report.

The development is exempt from securing Biodiversity Net Gain being a householder application.

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

As such, for the above reasons and having regard to all material considerations and matters raised, the amended scheme is considered to be acceptable and the application is recommended for approval.

**RECOMMENDATION:**

That planning consent be granted subject to the imposition of conditions.