


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	10/6/26	Manager:	LH	Date:	10/6/26
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Application Ref:	3/2026/0291			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>				
Date Inspected:	1/5/26	Site Notice:	1/5/26					
Officer:	BT							
DELEGATED ITEM FILE REPORT:					APPROVAL			

Development Description:	Variation of condition 2 (Plans) on permission 3/2021/0955 for change of use of land from agricultural to proposed offices. Variation to allow for new windows added to floor plans and elevations.
Site Address/Location:	Old Sawley Grange, Gisburn Rd, Sawley, BB7 4LQ.

CONSULTATIONS:	Parish/Town Council
Parish Council:	Consulted 27/4/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
Two representations have been received in relation to the proposal which are summarised as follows:	
<ul style="list-style-type: none">• Concerns raised with regards to the future use of the approved offices• Concerns raised with regards to the impact of the proposal upon the visual amenities of the area	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EC1: Business And Employment Development Key Statement DMI2: Transport Considerations Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DMB1: Supporting Business Growth And The Local Economy Policy DMB5: Footpaths and Bridleways National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2024/0938: Approval of details reserved by condition 9 (written scheme of investigation) from planning permission 3/2021/0955 (Approved)

3/2024/0796:

Approval of details reserved by conditions 3 (external materials), 4 (parking and EVC provision), 5 (lighting), 7 (landscaping), 8 (boundary treatment and car park layout), 10 (SW drainage scheme), 11 (separation of foul and surface water drainage systems), 12 (details of roof lights), 13 (construction management plan) and 16 (bird and bat boxes) of planning permission 3/2021/0955 (Approved)

3/2024/0471:

Proposed change of use of land from agricultural to 6 holiday lets including erection of two storey building, new access track, parking, landscaping, septic tank and soakaway drain (Withdrawn)

3/2024/0046:

Prior notification under class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings (pursuant to variation of condition 2 (approved plans) of prior approval 3/2021/0954) (Approved)

3/2024/0019:

Approval of details reserved by conditions 4 (materials), 5 (boundary treatment), 8 (bat and bird boxes), 9 (EV charging points) and 10 (construction method statement) of Prior Approval 3/2021/0954 under class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings. (Approved)

3/2023/0815:

Prior notification under Class Q (a) and (b) for the conversion of the existing agricultural building to form 3 (4 bed) new dwellings. (Refused)

3/2021/0955:

Change of use of land from agricultural to proposed offices (Approved)

3/2021/0954:

Prior notification under class Q (a) and (b) for the conversion of the existing agricultural building to form 3 new dwellings (Permission Not Required)

3/2019/0435:

Demolition of two agricultural outbuildings and replacement with a new office building including alterations to an existing listed building (LBC) (Approved)

3/2019/0434:

Demolition of two agricultural outbuildings and replacement with a new office building including alterations to an existing listed building (PP) (Approved)

3/2017/0969:

Demolition of redundant farm building and conversion of farm building adjoining existing offices to create additional office space. Construction of car park with landscaping works new sewage treatment plant and soakaway (LBC) (Approved)

3/2017/0968:

Demolition of redundant farm building and conversion of farm building adjoining existing offices to create additional office space. Construction of car park with landscaping works new sewage treatment plant and soakaway (PP) (Approved)

3/2002/0968:

Demolition of farm shed and conversion of farm building adjoining existing offices to create additional office space, construction of car park & associated landscaping (Approved)

3/1999/0901:

Floodlit sign on entrance walls (Approved)

3/1997/0704:

Conversion of barn into offices & flat, demolish some recent farm buildings, layout parking area and provision of septic tank (resubmission) (PP) (Approved)

3/1997/0705:

Conversion of barn into offices & flat, demolish some recent farm buildings, layout parking area and provision of septic tank (LBC) (Approved)

3/1997/0449:

Conversion of barn into offices. Demolish some recent farm buildings. Layout parking area and provision of septic tank (LBC) (Withdrawn)

3/1997/0448:

Conversion of barn into offices. Demolish some recent farm buildings. Layout parking area and provision of septic tank (PP) (Withdrawn)

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

The application relates to a farmstead situated on the Eastern outskirts of Sawley. Access to the site is from the A59 Gisburn Road via an existing access track with the farmstead comprising a converted barn and adjoined farmhouse property (Old Sawley Grange and Old Sawley Grange Farm – Grade II Listed pairing) and with a former agricultural building converted for residential use sited to the rear of the adjoined farmhouse and barn. Agricultural land lies immediately adjacent to the East of the aforementioned converted agricultural building, with planning consent having been granted for the construction of an office building on this agricultural land which forms the subject of this application. A small cluster of residential dwellings lies immediately to the South of the application site with the wider area comprising a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

Planning consent was granted as part of application 3/2021/0955 for the construction of an office building on agricultural land located adjacent to the East of the application site's converted agricultural building. The current application seeks amendments to the design of the originally approved development with regards to the approved sequence of fenestration within the Western elevation of the approved office building (incorrectly labelled as the Eastern elevation of the building in the approved elevations drawing for application 3/2021/0955, as confirmed by the applicant's agent via email). Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2021/0955 with revised plans and information submitted as part of this S73 application.

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 additional window openings proposed for the Western elevation of the office building would provide some additional outlook towards an agricultural building recently converted for residential use however these windows would serve a commercial use with less opportunities for overlooking and there is a 1.5m high stone boundary wall (approved under application 3/2024/0019) which would provide a degree of privacy screening between users of the office building and occupants of the directly adjacent building converted for residential use.

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.'

In this instance, the proposed amendment seeks to introduce several new window openings into the Western elevation of the approved office building (incorrectly labelled as the Eastern elevation of the building in the approved elevations drawing for application 3/2021/0955) however the proposed window openings would largely mirror the sequence of fenestration approved for the Eastern elevation of the office building with regards to their spacing, proportionality and quantity, with the proposed amendment resulting in a uniformed development with regards to the cumulative pattern of fenestration within the approved office building.

Consequently, it is considered that the proposed amendment sought would amount to a minor material change to the consent originally approved with respect to design and visual impact and it is not considered that this change would be harmful to the visual amenities of the area. The proposal would therefore satisfy the requirements of Paragraphs 135 (C) of the NPPF and Policy DMG1 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 variation to condition 2 as imposed under planning consent 3/2021/0955 is considered to be acceptable on the basis that the works proposed would 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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