

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	13/07/2026	Manager:	KH	Date:	13/07/26

Application Ref:	2026/0301			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/06/2026	Site Notice:	24/06/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed erection of single-storey porch extension to side elevation, introduction of two new window openings in either side elevation at second floor level and new rooflight in principle roofslope.
Site Address/Location:	Well House Main Street Grindleton Clitheroe BB7 4QT.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	N/A

CONSULTATIONS:	Additional Representations.
No comments received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN2: Landscape Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME2: Landscape & Townscape Protection Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF)
Relevant Planning History: 2021/0234: Proposed extension to the front to consist of WC, garden room and to incorporate a new entrance. Two trees to be relocated.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The property is a detached stone built dwelling set back from Grindleton Main Street. There is a variety of house types and ages arranged in a generally linear formation along this street however the application property is set further back from most and is not in a uniform row. The site is within the designated Conservation Area and National Landscape.

Proposed Development for which consent is sought:

Consent is sought for a series of modest alterations to include

- Two new windows in either side elevation and second floor level.
- One new rooflight in the principal roof slope.
- Single storey porch extension to side/rear.

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

The proposal site is situated within the Grindleton Conservation Area. With reference to making decisions on applications for development in Conservation Areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

This guidance is reiterated in Key Statement EN5 of the Ribble Borough Valley Core Strategy which stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.

The *Grindleton Conservation Area Appraisal (2005)* identifies the following elements as contributing to the Conservation Area's special interest:

- Visibility of Grindleton within surrounding AONB area
- The survival of the village's medieval street plan
- Numerous historic buildings
- Local details such as wells, farmhouses and barns, a pinfold, stone field boundaries and other reminders of the agricultural history of the village
- The close proximity of relatively wild moorland and open fields, which provide a rural setting to the village.
- Panoramic views to Chatburn, on the opposite side of the River Ribble, and to the shoulder and scarp of Pendle Hill

The Conservation Area's key views are listed as the panoramic views of Pendle Hill from the upper end of the Main Street, Sawley Road and the Methodist Chapel. Threats to the Conservation Area are listed as the continuing loss of original architectural details and use of inappropriate modern materials or details.

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.'

With respect to development within National Landscapes, Paragraph 182 of the NPPF states:

'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.'

The above is reiterated within Key Statement EN2 of the Core Strategy:

'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.'

The application seeks consent for a series of modest alterations to the application dwelling. The first is a small infill extension, to accommodate a porch, to the very southeastern extent of the property. The porch will have a pitched roof profile and will be constructed with an oak frame. Given the modest footprint, the extension will have negligible impact on the dwelling. It will be largely screened from view given the siting to the rear of the dwelling. The materials are appropriate to this sensitive location within the Conservation Area and National landscape.

There is one new rooflight proposed in the principal roof slope of the dwelling. Given the somewhat elevated position of the dwelling, this would be visible from within the streetscape. Nonetheless, it is not considered that the introduction of one additional, small rooflight, significantly alters the appearance of the dwelling to an unacceptable degree.

The proposed second floor windows are located within the side elevations of the dwelling and therefore limited views of these would be afforded from within the street scene. Nonetheless, these will be timber framed to match the dwelling and will integrate sufficiently into the street scene.

As such, it is not considered the proposed alterations would have any adverse impact on the character of the Conservation Area or wider National Landscape.

Impact Upon Residential Amenity:

There are two new window openings proposed at second floor level. The application dwelling is set back from the linear form of the road and as such is set behind its neighbouring dwellings. As a result, the proposed new windows do not create opportunity for direct overlooking. There may be a slight perception of overlooking created for the receptor to the south. This can be mitigated through obscure glazing, which can be secured via planning condition.

As such, no adverse impact to residential amenity is expected subject to condition.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

Biodiversity.

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

Bats.

A preliminary bat roost assessment has been conducted at the application site on 18/05/2026. The survey concluded that no evidence of bats was recorded, and the building offers negligible roosting potential.

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.