

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	BT	Date:	17/7/26	Manager:	LH	Date: 17/7/26

Application Ref:	3/2026/0322			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	22/7/25	Site Notice:	19/5/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Reserved Matters Application for appearance, landscaping, layout and scale for the erection of a farm worker's dwelling (self-build).
Site Address/Location:	Land at Lower Standen Hey Farm, Whalley Road, Pendleton, BB7 1PP.

CONSULTATIONS:	Parish/Town Council
Pendleton Parish Council:	Consulted 18/5/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable development Key Statement DMI2: Transport Considerations Policy DMG1: General considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport and Mobility Policy DMH3: Dwellings In The Open Countryside & The AONB Policy DMB5: Footpaths And Bridleways National Planning Policy Framework (NPPF) Self-build and Custom Housebuilding Act 2015 Self-build and Custom Housebuilding PPG (February 2021)
Relevant Planning History: 3/2026/0264: Proposed erection of an agricultural livestock building (Approved) 3/2025/0527: Outline application for the erection of a farm worker's dwelling (self-build) with access applied for (Approved)

3/2019/1110:

Proposed extension to existing steel portal framed agricultural building (Approved)

3/2019/1109:

Erection of an agricultural polytunnel (Approved)

3/2009/0564:

Proposed mixed use agricultural storage and livestock building (phase II) (Approved)

3/2009/0563:

Proposed mixed use agricultural storage and livestock building (phase I) (Approved)

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

The application relates to land situated on the Western outskirts of Pendleton to the West of Whalley Road. Access to the application site is from the North-east from Whalley Road via a single width access track which also serves as Public Right Of Way FP0332010. The application site comprises a parcel of land which currently contains a portal frame agricultural building, polytunnel, open sided timber frame storage building and static caravan. The South-eastern perimeter of the application site is bordered by an extensive tree line with the remainder of the site being surrounded by agricultural fields and an additional tree line to the North-west. The residential property of Long Acre lies approximately 50 metres away to the South of the site with an additional cluster of dwellings lying approximately 250 metres away to the South-west of the site. The wider surrounding area comprises a mixture of woodland, agricultural land and open countryside.

Proposed Development for which consent is sought:

The proposed development is a reserved matters application following the granting of outline permission (application 3/2025/0527) for the construction of an agricultural workers dwelling in September 2025.

The outline consent allowed for a period of up to three years to submit reserved matters.

The reserved matters applied for are appearance, landscaping, layout and scale.

The site area is 865m² and the proposed dwelling would be two storeys with a split level pitched roof and detached single storey garage.

Impact Upon 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 proposed dwelling would be sited approximately 80 metres away to the North of the nearest neighbouring receptor of Long Acre and as such would not pose any issues with regards to

loss of privacy, natural light or outlook. In addition, the submitted proposed plans show that all habitable rooms within the proposed dwelling would be served by a sufficient quantity of window openings therefore future occupants of the dwelling would receive adequate levels of natural light and outlook.

In light of the above, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents or future occupants of the proposed dwelling. The proposed development would therefore be compliant with the aims and objectives of Paragraph 135 (f) of the NPPF and Policy DMG1.

Visual Amenity/External Appearance:

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 proposal seeks to introduce a two storey dwelling to the proposal site which lies within the open countryside however the proposed dwelling is not considered to be oversized with regards to its height, footprint or cubic volume and would be sited in close proximity to existing buildings within the site which include a sizeable portal frame agricultural building, polytunnel and open sided timber frame storage building. Furthermore, the submitted plans show that the proposed dwelling would be set into the site approximately 20 metres away from Public Right Of Way FP0332010 with the interior of the application site also being well screened by an existing tree line which runs along the site’s South-eastern perimeter. As such, the proposed dwelling would read as a proportionate addition to the site that would be read in the context of the site’s existing built form. In addition, the proposed dwelling would be detailed in stone and slate which would be wholly in keeping with the rural vernacular of dwellings within the locality and would therefore read as a congruent addition to the site in the context of the site’s rural setting. Similarly, the proposed detached garage would be a modestly sized structure detailed in stone and slate and as such would read as an acceptable addition to the proposal site.

The applicant was asked to give consideration to incorporating a more traditional pattern of fenestration in terms of window layouts and sizes in addition to the use of timber window frames however after consideration the applicant has stated preference to retain the submitted scheme of fenestration. Notwithstanding this, whilst the retention of the existing scheme of fenestration is considered to be less than desirable, given that the proposal is otherwise considered to be acceptable with respect to its design and external appearance it is not considered that this alone provides sufficient justification for refusal of the application.

Indicative details of hard and soft landscaping have been provided on the submitted proposed site plan which propose the introduction of a hedgerow to enclose the dwelling’s domestic curtilage area along with a lawned area and hardstanding, all of which are considered to be acceptable, subject to further details being provided with regards to hard and soft landscaping.

Consequently, it is not considered that the proposed development 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 development has been subject to review by Lancashire County Council Highways who have raised no issues with respect to access, parking provision or general highway safety. On this basis, it is not considered that the proposed development would have any undue impacts upon highway safety as such the proposal satisfies Policy DMG1 of the Core Strategy (highways).

Landscape/Ecology:Trees

The foundations of the proposed dwelling would be sited within influencing distance of a mature oak tree. The submitted plans indicate that the proposed development would not encroach into the root protection area of the aforementioned tree and this was confirmed by the Council's Countryside Officer following a review of the submitted plans and a visit to the proposal site as part of the assessment of previous outline application 3/2025/0527. As such, no tree survey work has been provided in support of the current application however a condition was imposed on previous consent 3/2025/0527 requiring further details of protective fencing to be provided prior to the commencement of any works being undertaken on site, with a stipulation that the protective fencing shall cover an area of not less than 15 metres measured from the centre of the affected tree trunk.

BNG

The development is proposed as being exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it relates to self-build development which has previously been secured through the provision of a unilateral undertaking.

Other Matters:Flood Risk

Paragraph 175 of the NPPF states that the sequential test for flood risk should be used in areas known to be at risk now or in the future from any form of flooding. Recently updated flood risk mapping (NaFRA2 - National Flood Risk Assessment 2) identifies sections of the application site's access track as being at risk of flooding from surface water and in this instance the proposed development does not benefit from any of the sequential test exemptions. Notwithstanding this, in applying paragraph 175 a proportionate approach should be taken and where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied. In this case, the identified extents of surface water flood risk lie within the nominal risk threshold (0.1 % / 1 in 1000 to 3.3 % / 1 in 30 annual flood risk probability) with analysis showing the identified extents of flood risk as being limited to small areas on the site's access track. In addition, a flood risk assessment has been provided in support of the application to corroborate the above analysis along with confirmation that the nature of the mapped flooding would not prevent pedestrian or emergency access if required. Furthermore, the submitted FRA comprises flood risk mitigation measures in the form of appropriate finished floor levels and subscriptions to weather forecast alerts. Accordingly, the proposed development raises no significant concerns with respect to flood risk and the development is not required to satisfy the flood risk sequential test in this case.

Observations/Consideration of Matters Raised/Conclusion:

The proposed development would not have any undue impact upon the amenity of any neighbouring residents or future occupants of the development, nor is it considered that the development proposed would be harmful to the visual amenities of the area. Furthermore, no concerns are raised with respect to impacts upon highway safety, flood risk and or the ecology of the area.

Subject to appropriate further conditions, the proposal is therefore considered to be acceptable.

RECOMMENDATION:	That reserved matters approval be granted subject to the imposition of conditions.
------------------------	--