

| Report to be read in conjunction with the Decision Notice. |                 |    |              |            |                 |    |              |         |
|------------------------------------------------------------|-----------------|----|--------------|------------|-----------------|----|--------------|---------|
| <b>Signed:</b>                                             | <b>Officer:</b> | EP | <b>Date:</b> | 10/09/2026 | <b>Manager:</b> | LH | <b>Date:</b> | 15/9/26 |

|                                    |            |                     |            |                                                                                                                                                                                                             |
|------------------------------------|------------|---------------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Ref:</b>            | 2026/0391  |                     |            |  <div>Ribble Valley<br/>Borough Council</div> <hr/> <a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Date Inspected:</b>             | 29/07/2026 | <b>Site Notice:</b> | 29/07/2026 |                                                                                                                                                                                                             |
| <b>Officer:</b>                    | EP         |                     |            |                                                                                                                                                                                                             |
| <b>DELEGATED ITEM FILE REPORT:</b> |            |                     |            | <b>APPROVAL</b>                                                                                                                                                                                             |

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| <b>Development Description:</b> | Planning permission for replacement of three timber windows on front elevation with three white PVCu sash windows. |
| <b>Site Address/Location:</b>   | 87 Regent Street Waddington Clitheroe BB7 3JA                                                                      |

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| <b>CONSULTATIONS:</b> | Parish/Town Council |
| No comments received. |                     |

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| <b>CONSULTATIONS:</b> | Highways/Water Authority/Other Bodies |
| <b>LCC Highways:</b>  | N/A                                   |
| <b>CONSULTATIONS:</b> | Additional Representations.           |
| No comments received. |                                       |

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| <b>RELEVANT POLICIES AND SITE PLANNING HISTORY:</b>                                                                                                                                                                                                                                                                             |
| <b>Ribble Valley Core Strategy:</b><br><br>Key Statement DS1: Development Strategy<br>Key Statement DS2: Sustainable Development<br><br>Policy DMG1: General Considerations<br>Policy DMG2: Strategic Considerations<br><br>Planning (Listed Buildings and Conservation Areas) Act<br>National Planning Policy Framework (NPPF) |
| <b>Relevant Planning History:</b><br><br>No planning history.                                                                                                                                                                                                                                                                   |

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| <b>ASSESSMENT OF PROPOSED DEVELOPMENT:</b>                                                                                                                                                                                                                                                                                                                                                |
| <b>Site Description and Surrounding Area:</b><br><br>The application relates to a traditional two-storey cottage within a small courtyard of properties off Regent Street within the main settlement of Waddington. The surrounding area is comprised of similar cottage properties. The application dwelling is within both the Waddington Conservation Area and the National Landscape. |

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

Consent is sought for the replacement of the existing timber window to the principal elevation of the dwelling with sash uPVC.

**Impact upon Character/appearance of Conservations Area/ Visual Amenity:**

Policy DME4 of the Ribble Valley Core Strategy states that 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.

Furthermore, Policy DMG1 of the RVCS states that

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. 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, including impact on landscape character, as well as the effects of development on existing amenities.

The site location falls within Waddington Conservation Area which is characterised by a varied and lively architectural mix, harmonised by the homogenous use of building materials which mostly includes natural stone and Welsh slate as detailed in the conservation area appraisal.

In this instance, the proposal seeks to replace all existing windows within the application properties front elevation in order to improve the property's thermal efficiency. The applicants supporting statement notes the windows in place are currently in a state of disrepair. Waddington Conservation Area appraisal notes that a weakness of the village is the replacement of most of the windows and doors in the conservation area with uPVC or treated timber in a different style from the original. This suggests that many of the windows within the village have already been altered and are not of original style. This wouldn't alone justify development that is considered out character with the CA. However, new uPVC/Timber window frames of a sensitive style, can be acceptable, in the correct context and when of good design.

The proposal seeks to replace the property's existing wood casement windows, with mock sash uPVC of a comparable style to the existing timber framed windows. It was observed on a site visit that neighbouring properties on Regent Street also benefit from similar mock sash windows. The proposed windows have a slim frame profile as detailed within the submitted sections, and the chosen design visually is almost identical to those found on the existing property being a Georgian style window. Furthermore, the proposed frames will have a wood grain effect with no modular vent as often found on uPVC frames, as such they will not appear significantly different to the existing timber frames. Given the appearance of the dwelling will not be significantly altered as a result of the development, with the broader character of the street scene maintained, it is not considered the development would be of detriment to the character of the conservation area.

As such, the proposed replacement windows would read as subtle and congruent additions to the property that would not cause harm to the character or appearance of the application dwelling or wider Conservation Area.

**Impact Upon Residential Amenity:**

The proposed windows are in an identical position to the existing windows, with no new openings proposed. As such, no adverse impact to residential amenity is expected resultant.

**Highways and Parking:**

No highway safety implications identified.

**Landscape/Ecology:**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is 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 that the application is recommended for approval

**RECOMMENDATION:**

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