

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	07/09/2026	Manager:	KH	Date:	08/09/26
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Application Ref:	2026/0428			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	06/08/2026	Site Notice:	EP	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Alterations and refurbishment works to the existing dwelling and erection of a single storey extension to the front.
Site Address/Location:	Higher Trapp Barn Trapp Lane Simonstone BB12 7QW

CONSULTATIONS:	Parish/Town Council
Simonstone Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	NA
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

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

No recent planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a barn conversion property off Trapp Lane, Simonstone. The complex is sited in an open countryside location off the Western side of Trapp Lane and to the West of the Higher Trapp Hotel to the North of the settlement of Simonstone.

Proposed Development for which consent is sought:

Consent is sought for the construction of a single storey porch extension and alterations to the front and rear fenestrations.

Impact Upon Residential Amenity:

Given the modest single storey nature of the extension projecting just 2.7m, it is not expected that any adverse impact to neighbouring amenity would be inflicted resultant. The proposed window openings provide views solely for the applicant's private curtilage and are in comparable positions to any existing glazing.

Visual Amenity/External Appearance:

Policy DMG1 of the Ribble Valley Core Strategy states that 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, features and building materials.
- 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

The application property is located down a private, access only track and as such is not readily visible from within the public realm. The property itself is set below the adjacent road/parking area with dense boundary treatment to the front, largely screening the property from view.

The main section of residential curtilage belonging to the property sits at the front, with a very small, paved area to the rear. As such, there is no defined front or rear elevation to the property, or its neighbours. In addition, the row of properties has been extended and altered over time meaning that the inherent character of a traditional barn, such as simple linear formation, no longer exists.

The proposed extension will feature a lean-to roof and has a modest projection of 2.7m, and the extension will be set in from the boundary to the north. As such, despite being to the front, will remain entirely subservient to the application dwelling. The proposed window openings reflect those found on the existing principal elevation, as such, the appearance of the dwelling in this respect will not significantly change.

Whilst single storey extensions across a front elevation would not typically be supported, given the nature of the site with no defined principal elevation, it is not considered to cause harm to the character of the dwelling in this particular case, especially when taking into consideration the screened location of the property.

It is proposed that the large floor to ceiling glazing to the rear of the dwelling will be blocked up. This had already taken place when a site visit was conducted and has been completed in stone to match the existing dwelling. This part of the proposal therefore integrates sufficiently.

Highways and Parking:

No highways implications identified.

Landscape/Ecology:

The application is exempt from achieving Biodiversity Net Gain 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:	
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That planning consent be granted subject to the imposition of conditions.	
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