

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	21/09/2026	Manager:	LH	Date:	24/9/26

Application Ref:	3/2026/0434			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	02/07/2026	Site Notice:	n/a	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of conditions 2 (approved plans) and 6 (parking provision) to increase the roof height of the approved garage, provide an external staircase and include 7 no. rooflights to facilitate first floor office space on planning permission 3/2025/0614 for change of use of the existing dwellinghouse (C3) to a small children's residential home (C2).
Site Address/Location:	Higher College Farm Lower Road Longridge PR3 2YY

CONSULTATIONS:	Parish/Town Council
Hothersall Parish Council has consulted on the application to vary the original grant of planning permission for the garage building at Higher College Farm. The Parish Council has no objection to the proposed variation.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	The LHA has no objection to the variation of conditions 2 and 6 on planning permission 3/2025/0614. The LHA has reviewed drawing EAD_314_P_03 and notes that the parking is at the same provision level as the approved scheme under application 3/2025/0614. The proposed garage meets the recommended minimum internal dimensions for a garage which can support 3 car parking spaces. It is noted that the proposed office space is for the provision of a dedicated area for staff to undertake administrative tasks in a space which is separated from the main living accommodation, and as such will not change the use which has been approved under application 3/2025/0614.
CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Key Statement EN3: Sustainable Development and Climate Change Key Statement EC1: Business and Employment Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME1: Protecting Trees & Woodland Policy DME2: Landscape & Townscape Protection

Policy DME3: Site and Species Protection and Conservation
Policy DME5: Renewable Energy
Policy DME6: Water Management
Policy DMB1: Supporting Business Growth and the Local Economy

National Planning Policy Framework (NPPF)

Ribble Valley Housing and Economic Development – Development Plan Document:

Site Allocation EAL3 Land at Higher College Farm, Longridge (1.5ha)

Relevant Planning History:

3/2026/0701

Approval of details of conditions 23 (Construction Method Statement), 27 (Site Access), 28 (Car Parking) and 29 (EV Charging) on planning permission 3/2025/0653, approved on appeal 6001560.
Pending Consideration

3/2026/0573

Approved with Conditions

3/2025/0614

Proposed change of use of the existing dwellinghouse (C3) to a small children's residential home (C2)
Approved with Conditions

3/2025/0512:

Proposed replacement domestic garage.
Approved with Conditions

3/2024/0256:

Proposed change of use of existing dwelling (use class C3) to children's assessment centre for care (use class C2 residential institution).
Withdrawn

3/2023/0706:

Proposed erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access. Resubmission of application 3/2022/0553.
Approved with Conditions

3/2022/0553:

Proposed erection of commercial units (Use Class E(g)) including conversion and extension of existing farmhouse for purposes of Use Class E (g).
Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to an existing detached part two-storey and part single-storey dwelling known as Higher College Farm. The application site is located outside of any defined settlement limits, just outside the settlement boundary of Longridge within the Open Countryside Designation. The site is also just beyond the Longridge Neighbourhood Development Plan boundary.

The application site is bounded to the north, east and west by existing open agricultural land, with the site also being bounded to the south by two existing commercial premises, namely Andertons Butchers and Cleggs Chilled Food Service. Planning permission was granted on land to the north (planning ref: 3/2023/0706) for the 'erection of 34 Class E(g) units and one battery storage and maintenance unit with associated parking and access'. The application site and the land parcel to the north jointly form Employment Allocation Site EAL3 (Housing and Economic Development – Development Plan Document October 2019).

Planning permission was recently granted at the site for the change of use of the dwelling from that of a C3 dwellinghouse to that of a children's residential home (C2).

Proposed Development for which consent is sought:

The Section 73 application seeks to vary condition 2 (plans) and 6 (parking provision) in relation to extant permission 3/2025/0614 to allow for an increase in garage height to facilitate a separate office space for staff within the roof space of the detached garage.

It should be noted that the proposed garage has been amended to reduce the eaves height and change the rooflights which extend down into the front elevation to 4 no. rooflights. The garage would have an eaves height of approximately 3.7m and a total height of approximately 6.4m. An external staircase would also be constructed to the side elevation.

Internally, at the ground floor, the garage will still provide parking for 3 no. vehicles and the first floor will provide office accommodation, toilets and a kitchenette facility.

Principle of Development:

The application is made under Section 73 of the Town and Country Planning Act 1990 which seeks to vary condition 2 (plans) of planning permission granted under application reference 3/2025/0614. As such the principle of development (that being the variation of a condition) is accepted subject to further detailed assessment on the remaining material considerations.

Impact Upon Residential Amenity:

Policy DMG1 of the Ribble Valley Core Strategy states that, development must:

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

The main impact of the development would be on any adjacent residential properties.

There are no neighbouring residential properties within close proximity to the site and therefore increasing the garage height, to include first floor office accommodation will not result in any adverse impact to neighbour amenity.

Visual Amenity/Design:

Policy DMG1 also states that all development must:

1. *be of a high standard of building design which considers the 8 building in context principles (from the caber/english heritage building on 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.*
4. *use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.*
5. *the code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.*

In addition, Policy DMG2 also states that:

"Within the open countryside development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build".

Policy DME2 also states that:

"Development proposals will be refused which significantly harm important landscape or landscape features".

The amended garage design is considered to now be acceptable. The Council raise no objection to the external staircase and whilst the proposed garage would be taller than the approved garage, with the eaves height being approximately 1.2m higher than the approved and the total height being approximately 1.8m taller, the height of the garage would not exceed the adjacent building and the garage would be read in the context of an ancillary outbuilding, adjacent to the three-storey main building.

The building would not be highly visible from any public vantage points and would be constructed of appropriate materials. In addition, the design of the rooflights/windows have now been amended to simple rooflights which reduces the visual prominence of the roof, when compared to the previously proposed amended.

As such, it is considered that the proposal accords with Policies DMG1, DMG2 and DME2 of the Ribble Valley Core Strategy.

Highways/Parking:

Ribble Valley Core Strategy Policy DMG3 states that:

'All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards'.

In addition, Policy DMG1 states that all development must:

- '1. consider the potential traffic and car parking implications.*
- 2. ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated'.*

The Local Planning Authority (LHA) have provided comments on the scheme and they raise no objection to the variation of conditions 2 and 6 on planning permission 3/2025/0614. The parking provision would remain as approved and the proposed garage meets the recommended minimum internal dimensions for a garage which can support 3 car parking spaces. It is noted that the proposed office space is for the provision of a dedicated area for staff to undertake administrative tasks in a space which is separated from the main living accommodation, and as such will not change the use which has been approved under application 3/2025/0614.

As such, the proposal accords with Policy DMG3 and DMG1 of the Ribble Valley Core Strategy.

Other matters:

With regards to Biodiversity Net-Gain, the development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a S73 variation of a previous permission granted before April 2024.

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 conditions.
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