

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	03/09/2026	Manager:	LH	Date:	4/9/26

Application Ref:	3/2026/0504			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	29/07/2026	Site Notice:	29/07/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed conversion of existing garage and stables into annexe including extending roof to form canopy.
Site Address/Location:	Moneymoon, Preston Road, Ribchester, PR3 3YD

CONSULTATIONS:	Parish/Town Council
No comments received with respect to the proposed development.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to a condition that the building shall be used as ancillary accommodation to the existing dwelling.

CONSULTATIONS:	Additional Representations.
No representations received.	

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 Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DMH5: Residential and Curtilage Extensions Policy DME4: Protecting Heritage Assets National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2019/1042 Discharge of condition 5 (written scheme of investigation) from planning permission 3/2018/1087. Approved No Conditions 3/2018/1087 New vehicular access. Approved with Conditions

3/2018/0654

Proposed single storey extension to side. Erection of a timber constructed porch/ pergola to main elevation. Creation of a new full length window on rear elevation at first floor level. Replacement of a window on rear elevation at ground floor level with a set of double doors to open onto rear garden.

Refused

3/2003/0740

LOFT CONVERSION

Approved with Conditions

3/1992/0675

CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL CURTILAGE AND ERECTION OF GARAGE AND ERECTION OF GARAGE & STABLES

Approved with Conditions

3/1992/0407

CONVERSION OF BARN TO DWELLING (RESUBMISSION)

Approved with Conditions

3/1991/0388

PROPOSED CONVERSION OF EXISTING BARN TO FORM DWELLING

Refused

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

The application site relates to an existing detached dwelling and outbuilding. The outbuilding is sited on land that is within the residential curtilage of the dwelling (granted in the 1990's) and the site is accessed off Preston Road. The sites forms a linear pattern of detached dwellings along Preston Road and is located within the Open Countryside and is sited approximately 1.8k to the southeast of Longridge. There is a Public Right of Way which runs through the main dwelling and the building to the east of the main dwelling is Grade II Listed (Yew Tree Farm).

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing garage and stable building to an annexe. Only part of the building would be converted to provide an annexe for an elderly relative (as confirmed by the agent for the application). The annexe accommodation would comprise 1 no. bedroom, a sitting/living area with small kitchenette and an accessible shower room. There would be a separate utility room which is not accessed from the annexe and a garage.

A number of alterations are also proposed which includes a roof extension to the west to provide an overhang, as well as a new high level window to the south-west elevation, new glazed doors and a small window with stone head and cill to the northwest elevation, the removal of the stable door to the northeast elevation and replacement with full height glazing, as well as new patio doors to the northeast elevation. All existing windows and doors would be painted timber and the new roof extension would also comprise of slates to match the existing.

It should be noted that the drawings have been amended prior to the determination of the application to amend the red line boundary so that it extends around the main dwelling as well and reduce the level of accommodation internally.

Principle of Development:

Given the proposal seeks consent for the construction of a detached annex building, Policy DMH5 of the Ribble Valley Core Strategy is primarily engaged for the purposes of assessing the acceptability of the principle of development.

In respect to the proposed annex, Policy DMH5 reads as follows:

Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located. Proposals that are for the extension of properties to provide accommodation for elderly or dependant relatives will also be subject to the following criteria:

- 1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.*
- 2. The extension should generally speaking provide only a modest level of accommodation.*

The proposed outbuilding is situated within the rear garden area of the application property within close proximity to the main dwelling.

In this respect, the proposed development would be capable of integration to a use that is ancillary to the use of the main dwellinghouse should circumstances change. In addition to this, the annex accommodation would provide a relatively modest level of accommodation, comprising a living area, bathroom and 1no. bedroom.

As such, the proposal is considered acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all 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'*

Ned's House is the closest residential property and is situated opposite the proposed annexe, to the west of the building and there is a separation distance of over 30m between the two properties, in addition to a mature hedge which runs along the southern boundary of the application site. As such, whilst there may be slightly more comings and goings compared to the existing level of accommodation, it is not considered that the proposal would result in any adverse impact the occupiers of this property.

In addition, the occupiers of Yew Tree Farm are separated from the proposed annexe by the property Moneymoon so it is not considered that there would be any increase in issues relating to neighbour amenity.

Taking account of the above, it is not considered that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and states:

'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 [and] 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.'

In addition, Ribble Valley Core Strategy Policy DMG2 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'.

Lastly, Policy DMH5 states that:

'Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located'.

The proposed annex building would not be afforded a high level of visibility from the adjacent public realm due to the screening afforded by the boundary hedge. The proposed alterations and small extension to the roof are not considered to harm the character and appearance of the building or surrounding area. The stable building is a modern addition, constructed in the 1990s and as such, the insertion of larger window openings would not result in any loss of historic building. In addition, the windows are proposed to be constructed of timber to match the existing which is considered to be acceptable.

In this respect, the proposed development is not expected to result in any measurable undue harm upon the existing visual amenities of the immediate or wider locality that would warrant the refusal of the application.

Highways and 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'.*

Lancashire County Council Highways have been consulted on the proposed development and raised no objection.

The Local Highway Authority are satisfied that there is sufficient parking at the property and the development would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the imposition of a condition restricting the use of the proposed building to ancillary to the main dwelling.

It should be noted that access is from the driveway constructed under planning ref: 3/2018/1087 and this access does not have a dropped kerb. However, this would be a matter for the highways authority. As the building would be an ancillary use to the main dwelling, this issue does not require further consideration in this application.

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

Landscape/Ecology:

The works involve alterations to the roof and the application has been supported by a Preliminary Ecology Appraisal. A daytime survey was carried out on 31st April 2026 to support residential development plans to convert the property. The building, when assessed in combination with location and surrounding habitat, was observed to have a low level of bat roost potential. An emergence survey was carried out on 14th June 2026 and recorded no bats emerging from the building. A low level of Common and Soprano Pipistrelle bat activity was recorded with individual bats observed commuting along hedgerows and foraging within the garden, at times suggestive of a bats emerging from a distant roosts. Given the observations of the emergence survey it was considered that survey effort is appropriate to characterise the roost potential of the building and that the presence of a significant or low conservation value bat roost is unlikely

As such, it is considered unlikely that significant or low conservation value roosts are present within the building, however considering the opportunistic nature of Pipistrelle bats it is recommended that proposed works are carried out with reasonable avoidance measures to remove any potential for disturbance. As such, the development should be implemented in accordance with the Method Statement and Reasonable Avoidance Measures outlined in the report.

The application is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it would impact on less than 25sqm of on-site habitat.

Other matters:

The site lies within close proximity to a Grade II listed building. However, given the physical separation between the annexe building by the main dwelling 'Moneymoon' the building is considered to have a neutral impact on the setting of the adjacent Grade II Listed Building in accordance with Key Statement EN5 and Policy DME4 of the Ribble Valley Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised, the application is recommended for approval.

RECOMMENDATION:

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