

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	MC	Date:	07/09/2026	Manager:	LH	Date:	8/9/26
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Application Ref:	3/2026/0537			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	07/08/2026	Site Notice:	07/08/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed glazed sliding door to south elevation.
Site Address/Location:	Bobbin Hall, Shire Lane, Hurst Green, BB7 9QR

CONSULTATIONS:	Parish/Town Council
No response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
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 EN2: Landscape

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential & Curtilage Extensions
Policy DME2: Landscape and Townscape Protection
Policy DMG3: Transport & Mobility
Policy DME1: Protecting Trees and Woodlands

National Planning Policy Framework 2026 (NPPF)

Relevant Planning History:**3/2014/0348**

Proposed American Barn and Outdoor Riding Arena
Approved with Conditions

3/2011/0027

Application for non-material amendment of planning consent 3/2009/0566/P - move internal staircase of garage to external south gable elevation including moving of ground floor personnel door to first floor. New personnel door at ground floor level on north elevation.
Refused

3/2010/0622

Application for a non-material amendment to planning consent 3/2009/0566P - relocation of the detached garage to comply with critical roof exclusion zone of the established Oak tree; substitution of 2 garage doors instead of the 3 approved and variation to size and location of Velux rooflights on house.

Approved No Conditions

3/2010/0475

Application for the discharge of condition no. 2 (materials), of planning consent 3/2009/0566P.

Approved with Conditions

3/2009/0566

Change of roof design for the replacement dwelling approved under planning consents 3/2007/0641P and 3/2008/0783P.

Approved with Conditions

3/2008/0783

Change of house type for replacement dwelling approved under planning application 3/2007/0641/P.

Approved with Conditions

3/2007/0641

Replacement Dwelling.

Approved with Conditions

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

The application site relates to a detached dwelling located within the Forest of Bowland National Landscape. The dwelling is located outside of the settlement boundary of Hurst Green and accessed from Shire Lane. There is a Public Right of Way which runs along the eastern boundary of the dwelling and links to Longridge Road to the south.

Proposed Development for which consent is sought:

The proposed development is for the replacement of timber patio doors and two sets of windows to the rear elevation with aluminium sliding doors.

Principle of Development:

The proposed development is for residential extensions and as such, is acceptable in principle subject to compliance with the relevant Policies in the Ribble Valley Core Strategy.

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'*

The proposal would replace existing doors and windows and would not directly overlook any neighbouring properties. As such, the proposal is considered to comply with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Key Statement EN2 of the Ribble Valley Core Strategy states that:

'The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area.'

The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced.

As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials'.

In addition, Policy DMG1 of the Ribble Valley Core Strategy states that development must *'not adversely affect the amenities of the surrounding area'* and *'consider the density, layout and relationship between buildings, which is of major importance'*.

Policy DMG2 also states that in the AONB *'where possible new development should be accommodated through the re-use of existing buildings, which in most cases is more appropriate than new build. Development will be required to be in keeping with the character of the landscape and acknowledge the special qualities of the AONB by virtue of its size, design, use of material, landscaping and siting'*.

Policy N4 of the NPPF also states:

'1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.'

The proposed new doors are considered to be of an appropriate size and scale to the rear of the dwelling. The proposed doors would be aluminium and whilst timber would be the preferred material within the Forest of Bowland National Landscape as it is more traditional in appearance, the agent has confirmed that the colour would match the existing windows on the house. The windows are located to the rear of the dwelling and would not be highly visible from any public vantage points. As such, on balance, aluminium is considered to be acceptable in this location.

As such, the proposal complies with the aims and objectives of Policy DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and Policy N4 of the National Planning Policy Framework.

Other matters

The proposal is exempt from needing to provide 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:	That planning consent be approved subject to condition(s).
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