

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	10/9/26	Manager:	LH	Date:	11/9/26
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Application Ref:	3/2026/0549			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	1/3/23	Site Notice:	31/7/26	
Officer:	BT			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Variation of condition 2 (approved plans) of planning permission 3/2023/0054 for conversion of barn to one dwelling and retention of replacement agricultural building (part retrospective).
Site Address/Location:	Bomber Farm, Skipton Road, Gisburn, BB7 4HP.

CONSULTATIONS:	Parish/Town Council
Gisburn Parish Council:	Consulted 28/7/26 – no response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Presumption in Favour of Sustainable Development
Key Statement EN5: Heritage Assets
Key Statement DMI2: Transport Considerations
Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMG3: Transport And Mobility
Policy DME3: Site And Species Protection And Conservation
Policy DME4: Protecting Heritage Assets
Policy DMH3: Dwellings In The Open Countryside And AONB
Policy DMH4: The Conversion Of Barns And Other Buildings To Dwellings

National Planning Policy Framework (NPPF)

Relevant Planning History:**3/2026/0619:**

Approval of details of condition 13 (Natural England Licence) and 14 (Bird and Bat box details) on 3/2026/0117 and 3/2023/0054 (Ongoing)

3/2026/0404:

Approval of details reserved by conditions 9 (Boundary Treatments) and 11 (Landscaping Scheme) on planning permission 3/2023/0054 (Approved)

3/2026/0185:

Approval of details reserved by conditions 3 (External materials) 4 (window/door frame details) 5 (window/door cills and lintels details) 10 (external lighting details) on planning permission 3/2023/0054 (Approved)

3/2026/0117:

Non material amendment to application 3/2023/0054 involving amendment of the wording of condition 13 and 14 to no development works to the traditional barn until a protected species license is provided and details of bird/bat boxes (Approved)

3/2026/0104:

Approval of details reserved by condition 18 (Written Scheme of Investigation) on planning permission 3/2023/0054 (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a farmstead situated on the South-eastern outskirts of Gisburn. The farmstead comprises a farmhouse, numerous agricultural buildings and a barn building. Access to the application site is from Skipton Road from the North-west via a single track road which also serves as a Public Right Of Way. The wider area comprises a mixture of scattered farmsteads, agricultural land, woodland and open countryside.

Proposed Development for which consent is sought:

Planning consent was granted as part of application 3/2023/0054 for the conversion of the application site's barn building to a dwellinghouse. The current application seeks amendments to the design of the development approved under the aforementioned consent. Accordingly, consent is sought to replace the approved plan numbers forming part of previous planning application 3/2023/0054 with revised plans and information submitted as part of this S73 application.

Residential Amenity:

Policy DMG1 of the Core Strategy requires all proposals for development to consider the effects of development upon existing amenities.

In this instance, the proposed development seeks to make minor amendments to the approved scheme of fenestration however analysis shows that these changes would not provide any new opportunities for overlooking towards the neighbouring property of Bomber Farm relative to the development as originally approved.

Consequently, it is not considered that the proposed development would be harmful to the amenity of any neighbouring residents and would therefore be compliant with the aims and objectives of Policy DMG1.

Visual Amenity/Landscape:

Policy DP3 (1) of the NPPF states:

‘Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings.’

In addition, Policy DMG1 of the Ribble Valley Core Strategy 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 and style...particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character.’

In this instance, the proposal seeks to make alterations to the approved configuration of fenestration within the barn building to be converted. Bi-folding doors are proposed to the North eastern gable of the barn building in place of a previously fixed window opening along with a vertically half boarded door opening in place of a previously approved horizontally half boarded window opening, both of which would be largely in keeping with the design and proportions of the previously approved window openings. Similarly, a fixed window opening with outer single doors is proposed for the South-western gable of the barn in place of a previously approved fixed window opening, with french windows and a glass balustrade proposed in place of a previously fixed window opening for the first floor opening directly above. The design of these openings would be largely similar to the design of the approved window openings and the proportions of the openings within the South-western elevation of the barn would remain unchanged. The proposal seeks to utilise the approved sequence of openings within the South-eastern elevation of the barn building, albeit with a ground floor window opening in place of a previously approved door opening and with two new first floor window openings which would be in keeping with the proportions of the first floor window openings within the barn’s North-eastern elevation.

The proposal seeks to retain four rooflight openings within the North-western roof slopes of the barn building albeit with a minor reconfiguration to the approved layout along with a minor change to the layout of a bedroom rooflight in the barn’s South-eastern roof slope and the omission of three previously approved rooflight openings. Three previously approved window openings in the Northern elevation of the barn are also to be omitted as part of the proposed variation. It is not considered that these changes would amount to any significant deviation from the approved solid to void ratio of openings within the barn building.

The proposal seeks to demolish the single storey outshut adjoined to the South-eastern elevation of the primary barn structure as part of the proposed amendment. Planning appeal decision ref: APP/X5210/A/14/2219830 confirms that a Section 73 application can be used to seek consent for works of demolition and rebuilding beyond those originally approved and that such works can be considered as acceptable provided that the resultant development is not substantially different from the development approved originally. In this case, whilst the removal of the barn’s later outshut component would have a discernible visual impact, the overall proportions and character of the barn building would remain legible to an extent that would be largely reflective of the approved scheme of residential conversion.

Taking account of all of the above, it is not considered that the proposed alterations would result in any significant deviation from the approved scheme of fenestration or scale or nature of the development as originally approved. Consequently, it is considered that the proposed amendments sought would collectively amount to a minor material change to the consent originally approved with respect to design and visual impact and for this reason it is not considered that the proposed development would be harmful to the visual amenities of the area. The proposal would therefore satisfy the requirements of Policy DP3 (1) of the NPPF and Policy DMG1 of the Core Strategy.

Highways and Parking:

The proposed variation seeks to increase the number of bedrooms within the barn building to be converted relative to the development as originally approved therefore consultation has been undertaken with the

Local Highways Authority in order to assess any implications with regards to parking arrangements. The response from the LHA raises no concerns in relation to the proposed amendment therefore it is not considered that the proposal would have any undue impacts upon access, parking or general highway safety.

Landscape/Ecology:

The proposed variation carries no implications with regards to ecological matters and the same conditions relating to these issues would be attached in any new permission granted.

Observations/Consideration of Matters Raised/Conclusion:

The proposed variation to condition 2 as imposed under planning consent 3/2023/0054 is considered to be acceptable on the basis that the works proposed would collectively amount to a minor material change to the development originally approved with respect to design and visual impact and these works would not result in any harm to the amenity of any neighbouring residents or visual amenities of the area.

Furthermore, there are no material changes since the previous consent as such the principle of development along with other matters such as highway safety and ecology remain acceptable subject to conditions.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:	That the application be approved.
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