

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	EP	Date:	17/09/2026	Manager:	LH	Date:	17/9/26

Application Ref:	2026/0558			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	24/08/2026	Site Notice:	24/08/2026	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Planning Permission for construction of a detached two-car garage within the curtilage of the Grade II Listed Building, demolition of cart shed attached to existing detached outbuilding and associated works including partial exposure of the culverted watercourse and provision of a new entrance.
Site Address/Location:	Thornbers Slaidburn Road Waddington Clitheroe BB7 3JJ.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections.
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 Key Statement EN5: Heritage Assets Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DME4: Protecting Heritage Assets Policy DMH5: Residential and Curtilage Extensions Planning (Listed Buildings and Conservation Areas) Act National Planning Policy Framework (NPPF) Relevant Planning History: 2021/0315: Discharge of Condition 4 (Historic building Record) of application 3/2018/0221. 2019/0162: Application for the discharge of condition 4 (programme of building recording) from planning permission 3/2018/0220.

2018/0220: Replacing a 1970s flat roof link with glass; conversion of detached garage into guest accommodation and playroom including glass link to house; reroofing; replacement of 1970s windows and doors; re-sizing 1970s windows to former pig sty; internal alterations including: new limecrete floor to include underfloor heating and dpc lining to 1m above finished floor, insulated linings to external walls, improvement to ceiling insulation, installation of en-suite bathrooms, removal of cylinder cupboard, raising ceiling in master bedroom, removal of a section of wall.

2018/0221: Replacing a 1970s flat roof link with glass; conversion of detached garage into guest accommodation and playroom including glass link to house; reroofing; replacement of 1970s windows and doors; re-sizing 1970s windows to former pig sty; internal alterations including: new limecrete floor to include underfloor heating and dpc lining to 1m above finished floor, insulated linings to external walls, improvement to ceiling insulation, installation of en-suite bathrooms, removal of cylinder cupboard, raising ceiling in master bedroom, removal of a section of wall.

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application related to a residential property on Slaidburn Road and Waddington. The application dwelling itself is Grade II Listed with the site also being within the designated National Landscape.

Proposed Development for which consent is sought:

The application seeks consent for the removal of an existing timber framed cart shed which adjoins the main dwelling along with the construction of a detached garage and associated gated access.

Impact upon Listed Building(s) and Setting (Where Applicable):

The application dwelling itself is a Grade II Listed property and as such careful consideration must be given in respect to harm to the character or significance of the listed building and its setting.

Policy DME4 states, in respect of development within conservation areas or those affecting the listed buildings or their setting, that development will be assessed on the following basis:

2: LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

Policy HE4 of the NPPF also stipulates that *Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification.*

There is a timber framed structure attached to the listed dwelling that has fallen into poor condition. This structure is not considered to compliment the listed building and arguably its removal would enhance the site. It was observed on site that this structure, given its condition, is only attached to the listed building at the rear. A detailed demolition methodology has been submitted with the application which will ensure there is no harm caused to the listed building during removal of the cart shed. It is therefore not expected that its removal would cause harm to the fabric of the listed building, or the character of its setting.

The application also involves the construction of a detached double garage within the curtilage. The proposed garage is located a suitable distance from the listed building to mitigate any direct impact. The

proposed garage is to be constructed in materials consistent with those found on the listed building and will integrate sufficiently into this historic context.

LCC Archeology were consulted in relation to the proposed works to the listed building. They raise no objection and are of the opinion that the development will not cause harm to the listed building. They noted that the applicant has proposed photographic recording of the cart shed (Stanton Andrews July 2026: Demolition Methodology Timber Cart Shed, section 2.iii). This record is welcomed and should be undertaken with reference to the standards set out in the Historic England 2016 publication 'Understanding Historic Buildings' and a digital copy provided for the Historic Environment Record. This work can be required by a planning condition

As such the proposed development will not result in harm to the fabric of the listed building or the character of its setting.

Impact Upon Residential Amenity:

The application dwelling is located within the substantial curtilage and as such the development is a sufficient distance from neighbouring receptors to mitigate any adverse impact.

Visual Amenity/External Appearance:

Policy DMG1:

Policy DMG1 is engaged insofar that it largely relates to all built-form development proposed within the borough, in this respect Policy DMG1 reads as follows:

In determining planning applications, all development must:

DESIGN

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/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.*

The application primarily seeks consent for the erection of a detached double garage. The proposed design is considered appropriate being constructed in natural materials, with stone to the elevations and a slate roof profile, this is consistent with those found on the application dwelling. The use of timber double doors as proposed, is appropriate in this historic setting.

The garage is quite large in footprint, measuring 7m by 6.8m and is therefore marginally larger than a standard double garage. However, the plot is substantial, and it is not considered the structure would be dominant within the curtilage or detract for the character of the listed dwelling.

The proposed garage will be located in a parcel of land that is currently thick with vegetation. It is understood some of this will need to be removed to accommodate the garage. As per the submitted plans some vegetation will remain between the garage and highway to soften the visual impact. Nonetheless, the

garage is to be constructed in a design that reflects local vernacular and as such, even if it were readily visible, would not be of harm to the character of the area.

The new gated access will be constructed adjoining the garage, which will feature stone gate posts with timber access gates. Again, this choice of materials is appropriate to the context and will integrate sufficiently with the wider street scene.

Highways and Parking:

LCC Highways were consulted in relation to the proposal and raise no objection subject to the imposition of condition relating to the siting of the gated access, the use of the garage and the construction of parking areas.

The parking area/driveway is already present and used by the applicants with no changes proposed, therefore a condition relating to the materials to be used in this part of the site isn't deemed justified. As such, this condition won't be included.

Landscape/Ecology:

Trees.

A submitted arboricultural impact statement confirms that most trees within the site will be retained and protected appropriately during construction. However, one tree which has been designated as U category and therefore unsuitable for retention, will be removed. The hedgerow to be removed at the front of the site will be replaced post-development.

Flood Risk.

Constraint analysis shows that the property lies within an area at risk of surface water flooding. As such, the applicant is advised to adhere to the design and risk management measures recommended within the submitted flood risk assessment in addition to the Environment Agency's 'Householder and other minor extensions guidance found online.

Biodiversity.

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement 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 granted subject to the imposition of conditions.