

Report to be read in conjunction with the Decision Notice.							
Signed:	Officer:	LOH	Date:	14/09/26	Manager:	LH	Date: 17/9/26

Application Ref:	2026/0598			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	19/08/26	Site Notice:	19/08/26	
Officer:	LOH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed alterations to existing front walls and steps.
Site Address/Location:	12 Chapel Hill, Longridge PR3 3JY

CONSULTATIONS:	Parish/Town Council
N/A	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to a condition.
CONSULTATIONS:	Additional Representations.
N/A	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable Development Policy DMG1: General Considerations Policy DMG2: Strategic Considerations National Planning Policy Framework (NPPF) Relevant Planning History: 96/0346: Alterations and extension to existing bungalow including new car parking bay and dropped kerbs (APPROVED) 4/2/1212/1: Detached bungalow to be numbered 12 Chapel Hill, Longridge (APPROVED)

ASSESSMENT OF PROPOSED DEVELOPMENT:
Site Description and Surrounding Area: The application relates to a detached dwellinghouse located in a residential area within Longridge. The property is set back and stepped up from the road frontage and accessed via existing steps up to the principal elevation. The existing front garden features curved retaining walls, flagged areas and planting.

Proposed Development for which consent is sought:

Consent is sought for the proposed alterations to the existing front walls and steps. The proposal features removal and replacement of the existing east facing curved retaining wall, with a new 1.2m brick retaining wall set further back from the highway, to form a 4.8m by 5m parking space with an electric car charging point and dropped kerb.

The proposed alterations also feature shortening the existing dwarf wall and a 1.5m boundary wall proposed to form a bin store area. Further alterations are proposed, including new 1.2m wide steps with matching brick face and black metal handrails on both sides.

Principle of Development:

The proposal relates to domestic alterations to an established residential property and is therefore, 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'*

The proposed works would comprise a relatively modest alteration to the existing front walls and steps which would be adequately distanced from nearly residential receptors so as to mitigate any measurable undue harm. The proposal is therefore considered acceptable with respect to impact upon residential amenity.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that:

'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.'

The proposal would be readily visible from Chapel Hill. However, the proposal comprises a relatively modest alteration to the existing front steps and walls. While it is noted that there is an increase in height of the retaining wall and an additional 1.5m wall to accommodate the proposed bin store, the overall appearance and materiality would be consistent with the existing frontage.

While the position of the proposed retaining would alter the existing symmetrical character of the front elevation, its position further back from the highway would limit its visual prominence. On balance, it is considered that the installation would not result in any significant detrimental harm upon the existing visual amenities of the surrounding area that would warrant the refusal to grant planning permission in this particular instance.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways and comments have been provided.

The Local Highways Authority stated that they do not have any objection in principle regarding the proposed development. However, the LHA have requested a condition to any formal planning approval requiring the part of the access extending from the highway boundary for a minimum distance of 5m into the site, shall be appropriately paved in tarmacadam, concrete, block pavements, or other approved materials. This will be imposed in the interest of highway safety.

Landscape/Ecology:

The application is exempt from achieving 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 granted subject to the imposition of conditions.