

Report to be read in conjunction with the Decision Notice.								
Signed:	Officer:	MC	Date:	13/10/2026	Manager:	LH	Date:	13/10/26

Application Ref:	3/2026/0621			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	16/09/2026	Site Notice:	16/09/2026	
Officer:	MC			
DELEGATED ITEM FILE REPORT:				
				APPROVAL

Development Description:	Proposed extension and remodelling of existing dwelling including the demolition of the existing self-contained flat and construction of a replacement outbuilding containing garage and garden store.
Site Address/Location:	Kemple Down, Birdy Brow, Chaigley, BB7 3LR.

CONSULTATIONS:	Parish/Town Council
Aighton Bailey and Chaigley Parish Council:	No response received.

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objections subject to conditions.

RVBC Countryside:	Recommends the inclusion of a tree protection condition
CONSULTATIONS:	Additional Representations.
None.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
Ribble Valley Core Strategy: Key Statement DS1: Development Strategy Key Statement DS2: Sustainable development Key Statement EN2: Landscape Key Statement DMI2: Transport Considerations Policy DMG1: General considerations Policy DMG2: Strategic considerations Policy DMG3: Transport and Mobility Policy DME1: Protecting Trees and Woodland Policy DME3: Site And Species Protection And Conservation Policy DMH5: Residential And Curtilage Extensions National Planning Policy Framework (NPPF)
Relevant Planning History: 3/2025/0860 Proposed replacement dwelling.

Approved with Conditions

3/2025/0240

Proposed demolition of granny annexe and single-storey extension, internal remodelling and extension of the house, construction of new double garage and garden store.

Withdrawn

3/2024/1019

Proposed demolition of granny annexe and single-storey extension, internal remodelling and extension of the house, construction of new double garage and garden store.

Refused

3/2010/0074

Single storey side extension with a pitched roof

Approved with Conditions

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates Kemple Down, Birdy Brow, Chaigley. The application dwelling is a two-storey detached dwelling of a stone-built construction with associated detached garage. The application site is located outside of any defined settlement limits with the application site falling within the designated Forest of Bowland National Landscape.

The application site is in a relatively remote location, with the character of the area consisting of open aspect agricultural land and large areas of woodland planting.

Proposed Development for which consent is sought:

Planning consent is sought for the removal of the application property's single storey side and two storey rear extensions and construction of a two storey rear extension. Additional works proposed include the demolition of the site's granny annex building, construction of a single storey double garage / garden store building, closure of the site's Southernmost vehicle access and associated hard and soft landscaping.

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'*

Given the separation distances between the proposed converted barn and surrounding residential dwellings within the vicinity, as well as the orientation of the proposed windows serving primary living accommodation, it is not considered that the proposed conversion would result in any adverse impact upon the amenity of existing or future residents.

As such, the proposal is considered to accord with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Key Statement EN2 relates to the Forest of Bowland National Landscape and states:

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.

Policy N4 of the NPPF 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

Policy DMG1 of the Ribble Valley Core Strategy provides additional general design guidance as follows:

'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 addition, Policy DMG2 also states that

'In protecting the designated Area of Outstanding Natural Beauty the council will have regard to the economic and social well being of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation. 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. the AONB management plan should be considered and will be used by the council in determining planning applications.'

Firstly, it should be acknowledged that the site has an extant planning permission for the demolition of the existing dwelling and the replacement of a new dwelling. The extant permission is a contemporary style dwelling, with three main gable pitches, including large expanses of glazing and modern vertical cladding. The extant permission would be set at a lower ground level than the existing dwelling and proposed new scheme and included a lower ground floor.

The proposed scheme would retain the main part of the existing dwelling (including the current fenestration pattern to the front elevation) and would see the removal of the southern single storey projection but retaining the front wall to create an enclosed garden area. The two-storey rear outrigger would also be demolished and replaced with a contemporary second dual pitched roof extension. The extension would be set in from the main building to the south-east and would project to the north-west elevation forward of the flank wall of the dwelling. The proposal also includes a single storey flat roof vestibule to the north flank wall which would be set in from the main two storey extension.

Planning permission was refused for a similar two storey extension under planning ref: 3/2024/1019 where the overall bulk, scale and massing, in addition to the metal cladding was considered unacceptable. The extension has been slightly reduced in size and scale from this scheme and would now have two gable extensions rather than three (as proposed under the refused scheme) and the flat roof link has now been removed. The rear extension would still feature a contemporary design, with large window openings to the flank elevations and vertical frameless glazing to the rear elevation. These modern features are not typically

found within the Forest of Bowland National Landscape, however they would be contained to the flank and rear elevations and would be similar in appearance to the rear elevation of the approved scheme. It should also be noted that the approved scheme included larger expanses of glazing and cladding to the flank elevations. The proposed extensions would comprise a mix of random stone to match the existing and a sawn ashlar finish which has now been amended to be contained to the rear elevation of the main extension only.

The proposal also includes demolition of the granny annex and the construction of a new garage and storage shed. This would be re-orientated by 90 degrees and would be slightly taller than the existing building. The outbuilding would be set behind the existing building line and would still read as subservient to the main dwelling. As such, there is no objection to this element of the scheme.

The proposal also includes the closing of the southern access and a new ornamental garden to the south. These features would be contained behind the existing stone wall of the single storey extension (mostly to be demolished) and would not be highly visible from the public realm. Details of entrance gates/brick piers to the northern access can be secured by way of planning condition.

The Countryside Officer has noted that the proposed soft landscaping features include a number of interesting elements that although not strictly in accordance with landscape character in the local context are in keeping with a domestic dwelling this includes a number of ornamental species i.e. Liquidamber/Prunus and Japanese maple. They consider that there is still enough balance provided through native species and do not object to the proposed landscaping scheme.

Overall, the scheme is considered to be an improvement upon the refused scheme through reducing the overall bulk and mass of the dwelling and using materials which are more in keeping with the local character, including random stone. The colour of the aluminium windows and doors can be secured by way of planning condition prior to their installation. When compared to the extant permission, the proposal would retain the main part of the dwelling which fronts the highway and is considered to use more in keeping materials within the Forest of Bowland National Landscape. In addition, whilst the extant scheme is set at a lower land level than the proposed, the current scheme would have two gable elements rather than three, comprising a more simplistic design.

As such, the proposal is considered to be acceptable insofar that it is not considered that the dwelling would result in any significant adverse measurable harm to the character and visual amenities of the area nor any significant measurable harm to the designated Forest of Bowland National Landscape. The proposal therefore accords with Key Statement EN2 and Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy and Policy N4 of the NPPF.

Highways and Parking:

Policy DMG1 of the Ribble Valley Core Strategy 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.*
- 3. Consider the protection and enhancement of public rights of way and access.*

In addition, Policy DMG3 states that:

All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards.

The Local Highway Authority have provided comments on the scheme. They note that the site currently has two existing accesses and the proposal includes the removal of the southern access and amendments to the northern access.

The amendments to the vehicle crossing and reinstatement of the access to the south within the adopted highway will need to be constructed under an appropriate legal agreement with Lancashire County Council. The applicant has also included a visibility splay within drawing number PL.10 Rev B, and whilst this does not meet the posted national speed limit, on-site observations noted lower vehicle speeds given the site's location close to natural bends within the road which contribute to lower speeds along the road.

The proposed gate sits at least 5m from the highway edge, allowing vehicles to be clear of the carriageway before the gate is operated which the LHA considers acceptable. The access to the north is already used for parking and there have been no personal Injury Collisions recorded within 500m of the site in the last 5 years, therefore the LHA have no pre-existing highway safety concerns. Therefore, LHA accept the reduced visibility splay.

With regards to parking, the LHA note that the garage meets the recommended minimum internal dimension of at least 6m x 6m, there is also adequate parking and turning provisions within the proposed driveway. As such, the LHA consider the proposal complies with the LHAs parking standards as defined in the Joint Lancashire Structure Plan. The LHA suggest that cycle storage is provided within the garage/garden store but as this is for an extension rather than new dwelling, it is not considered that the condition would be reasonable.

Other conditions are recommended in relation to the surfacing of the access, visibility splays and the positioning of gateposts, which are considered acceptable.

Landscape/Ecology:

Protected Species

Policy DME3 of the Ribble Valley Core Strategy also states that:

'Development proposals that are likely to adversely affect the following.... 'Wildlife species protected by law' will not be granted planning permission. exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection'.

Previous surveys in 2024 had assessed the building to have a low level of bat roost potential and no evidence to suggest presence of roosting bats was observed. An emergence survey carried out on 5th August 2024 recorded Soprano and Common Pipistrelle foraging activity along the hedgerow and tree line associated with Birdy Brow. The survey recorded no bats emerging from the building.

A further survey was carried out on 14th July 2026 where no bats were observed to emerge from the building. A method statement has been provided which includes the erection of a compensatory bat box to minimise or remove any potential disturbance to bats, which can be secured by way of planning condition.

Trees

An Arboricultural Implications Assessment has been provided in support of the application which identified four individual trees and four groups of trees, which were located both within the site and on areas of immediately adjacent land with one of the individual tree categorised as unsuitable for retention.

The Countryside Officer has recommended the inclusion of a tree protection condition to ensure the identified trees are protected accordingly during the construction phase. The wording of the suggested condition has been condensed, given the trees are not protected and could be removed without consent.

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it forms the basis of householder development.

Observations/Consideration of Matters Raised/Conclusion:

As such, 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 planning consent be granted subject to the imposition of conditions.
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