


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	KH	Date:	27/04/26	Manager:	LH	Date:	29/4/26
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Application Ref:	3/2025/0650			 Ribble Valley Borough Council <small>www.ribblevalley.gov.uk</small>
Date Inspected:	20/01/26	Site Notice:	20/01/26	
Officer:	KH			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Demolition of existing dwelling and erection of replacement self-build dwelling with gated entrance and associated planting
Site Address/Location:	Parsonage Farm Church Street Ribchester PR3 3YE

CONSULTATIONS:	Parish/Town Council
No comments received.	

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

CONSULTATIONS:	Additional Representations.
No representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:
<p>Ribble Valley Core Strategy:</p> <p>Key Statement DS1: Development Strategy Key Statement EN4: Biodiversity and Geodiversity Key Statement DMI2: Transport Considerations</p> <p>Policy DMG1: General Considerations Policy DMG2: Strategic Considerations Policy DMG3: Transport & Mobility Policy DME1: Protecting Trees & Woodland Policy DME2: Landscape & Townscape Protection Policy DME3: Site and Species Protection and Conservation Policy DME5: Renewable Energy Policy DMH3: Dwellings in the Open Countryside and AONB</p> <p>National Planning Policy Framework (NPPF)</p>
<p>Relevant Planning History:</p> <p>3/2023/0825 - Proposed single-storey timber barn on a concrete base for livestock, feed and equipment – Approved</p> <p>3/2023/0855 - Proposed two-storey extensions to front and rear, single storey extensions to rear and external alterations to materials and fenestration – Refused</p>

3/1991/0502: Lounge Extension (Approved).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached two-storey dwelling known as Parsonage Farm. The property consists of pebble dash render, red brickwork, natural slate roof tiles and white uPVC windows. The site to which the application relates is located within the open countryside, approximately 450m west of the defined settlement limits of Ribchester, and the surrounding area is predominantly rural in character comprising largely of open agricultural fields.

Proposed Development for which consent is sought:

Consent is sought for the demolition of the existing dwelling and construction of a replacement two-storey dwellinghouse. An existing garage is to be retained on site.

Principle of Development:

The application seeks consent for the construction of a replacement dwelling outside of any defined settlement limits. In this respect, Policy DMH3 of the Ribble Valley Core Strategy sets out the criterion for consideration in relation to residential development in the Open Countryside and reads as follows:

Within areas defined as Open Countryside or AONB on the proposals map, residential development will be limited to:

1. *Development essential for the purposes of agriculture or residential development which meets an identified local need. In assessing any proposal for an agricultural, forestry or other essential workers dwellings a functional and financial test will be applied.*
2. *The appropriate conversion of buildings to dwellings providing they are suitably located and their form and general design are in keeping with their surroundings. Buildings must be structurally sound and capable of conversion without the need for complete or substantial reconstruction.*
3. *The rebuilding or replacement of existing dwellings subject to the following criteria:*
 - *The residential use of the property should not have been abandoned*
 - *There being no adverse impact on the landscape in relation to the new dwelling*
 - *The need to extend an existing curtilage*

With respect to criterion point three, the existing property is currently an occupied residential dwelling with the proposal intending to maintain the extents of the existing residential curtilage. As such, notwithstanding other development management considerations in respect of 'adverse impact on the landscape', the principle of the construction of a replacement dwelling in this location does not raise any significant over-riding conflict with Policy DMH3 of the Ribble Valley Core Strategy and is therefore considered acceptable.

Impact Upon Residential Amenity:

The proposed development would not be within close proximity to any neighbouring residential properties and as such it is not considered that the proposal would result in any undue harm upon the amenity of any nearby residents.

Visual Amenity/External Appearance:

Consideration must be given in respect of the potential for the replacement dwelling to result in undue impacts upon the character or visual amenities of the area.

Paragraph 135 of the NPPF states:

'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.'

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to design and 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, 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 application site is located in a prominent position in relation to public viewpoints with Bridleway 3-35-BW37a running along the access track from Church Street as well as the north-eastern boundary of the site.

The existing site comprises a detached dwelling believed to be constructed in the 1970s and extended in the 1990s with detached garage located within a substantial curtilage. It is proposed to demolish the existing dwellinghouse and construct a replacement two-storey dwellinghouse, reflecting the existing building line but pushing the footprint to the north. Whilst larger than the existing dwelling, the proposed replacement dwelling would sit comfortably within the curtilage and streetscene when read in context with the nearby existing built form.

The submitted (amended) details propose that the replacement dwelling will have a simple main pitched roof stepping down to a lower pitched roof over a two-storey feature gable on the north elevation. There is a modest single storey addition with sloping / dual pitched roof proposed to the rear. To the front is a regular window arrangement with feature glazing to the staircase. Materials will be traditional stone and slate together with aluminium windows. The front roof slope will also incorporate integrated solar panels and an air source heat pump is proposed to the rear.

Taking account of the above, it is not considered that the proposed development would result in any significant adverse harm upon the character and visual amenities of the immediate or wider locality and would satisfy policies DMH3 and DME5.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways. The existing site access will remain unaltered and at least three off-street parking spaces would be provided which is acceptable for a 4+ bedroom dwelling. There are also provisions to turn within the site. The Local Highway Authority therefore does not raise an objection to the development and are of the opinion that the proposal would not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the imposition of conditions.

Landscape/Ecology:

Bats

The submitted Bat Survey Report concludes two bat roosts within the dwellinghouse therefore the proposed development could only be carried out under a relevant Natural England Protected Species Mitigation License.

In order for the Natural England license to be granted, Natural England requires 3 tests for the development to be met: (a) Preserving public health or public safety or other imperative reasons of overriding public interest; (b) there is no satisfactory alternative; and (c) the action will not be detrimental to maintaining the population of the species concerned at a favourable conservation status in its natural range. As competent authority the Habitats Directive places a duty on local planning authorities to consider whether there is a reasonable prospect of a license being granted and apply the three tests.

With regard to the first test, replacing an older building which is not considered worthy of retention with a new energy efficient dwelling is considered to be acceptable as this would both deliver environmental benefits and improve the quality of the Borough's housing stock which in turn is considered to be in the public interest. As such, the proposal would meet the requirements of the first test.

In terms of the second test, the provision of any replacement dwelling on site would require the demolition of the existing property therefore there is not considered to be any satisfactory alternative.

The final test is an ecological one, which the submitted ecology survey suggests could be met, subject to careful planning and appropriate mitigation measures.

Accordingly, the proposed development would meet the requirements of all three tests therefore there is considered to be a reasonable prospect that Natural England would grant a license for the proposed development.

Trees

In relation to identified impacts upon existing trees and/or hedgerow, the submitted Tree Survey identified 11 individual trees, five groups of trees and three hedges located both within the site and on areas of immediately adjacent land.

The development is projected to require the removal of two category C trees to the rear of the dwelling and one short section of hedge which is also category C. Their loss would not significantly impact the wider visual amenity of the locality. The proposed layout also includes sufficient space for extensive new tree planting to mitigate the loss, the incorporation which can be secured by a condition.

The Root Protection Area of existing trees to be retained can be protected by condition.

BNG

A unilateral undertaking has been submitted proposing the dwelling as a self-build unit, as such the proposal is exempt from meeting the mandatory BNG legislation.

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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