|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **MC** | | | | **Date:** | | **05/03/2025** | | **Manager:** | | **LH** | **Date:** | **06.03.25** |
|  | | | | | | | | | | | | | | |
| **Application Ref:** | | | | 3/2024/0941 | | | | | | |  | | | |
| **Date Inspected:** | | | | 11/02/2025 | | | **Site Notice:** | | 11/02/2025 | |
| **Officer:** | | | | MC | | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | | | **APPROVAL** | | | |
|  | | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed demolition of existing single storey front extension and erection of two storey side extension and pitched roof front canopy. Alterations to existing window openings and doors. Insertion of new windows to flank elevations. Replacement of stonework to external walls and erection of new chimney and flue. | | | | | | | | | |
| **Site Address/Location:** | | | | | Black Moss Farm Cottage, Elmridge Lane, Chipping, PR3 2NY | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | | |
| No response received. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | | |
| **LCC Highways:** | | | | | The Highway Authority do not object to the proposal subject to a condition to retain the parking areas for the parking and manoeuvring of vehicles and an informative relating to obstructing the Public Right of Way. | | | | | | | | | |
| **RVBC Countryside Officer:** | | | | | The Countryside Officer recommends a planning condition be added to any grant of permission requiring all mitigation/compensation measures detailed in the Bat Presence/Absence report 9/9/2024 4.3 [4.3.1] bats and 4.3.2 birds and for conclusions 5 specifically any proposed changes affecting mitigation. In addition, any condition should include all recommendations appertaining to a lighting scheme in relation to bats. | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | | |
| No additional representations received. | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **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 EN4: Biodiversity and Geodiversity  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport and Mobility  Policy DMH5: Residential and Curtilage Extensions  Policy DMB5: Footpaths and Bridleways  Policy DME3: Site and Species Protection and Conservation  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | | |
| **Relevant Planning History:**  **6/10/1872**  Erection of Farm Workers Dwelling  Approved with Conditions | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is occupied by a two-storey detached dwelling which forms part of the farmstead ‘Black Moss Farm’. The dwelling is restricted to the occupancy of an agricultural worker.  The area is predominantly rural with agricultural buildings located to the South of the dwelling and other residential buildings located to the East. The site is accessed off an unclassified road from Elmridge Lane which also serves Public Right of Way FP0312038.  The site is also located within the Forest of Bowland National Landscape (formerly known as the Area of Outstanding Natural Beauty). | | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The existing dwelling is constructed of blockwork and has an existing single storey mono-pitch projection which serves a garage and utility room. This would be demolished and replaced with a two-storey side extension which would extend approximately 3.9 metres to the East of the existing dwelling and would have a total height of approximately 6.53 metres. The extension would be set in slightly from the front and rear walls and set down from the main roof ridge.  A pitched roof canopy porch is also proposed as well as alterations to the size and location of window openings. The external walls of the existing dwelling and proposed extension would have an outer leaf added in natural random stone and stone quoins and the roof would be replaced with slate tiles. The windows would also be timber and a new stone chimney and flues would be erected.  Elevation drawings have now been provided for the proposed fencing and entrance gates. These would be located along the perimeter of the site and would comprise of black finish steel estate style fencing and gates with a height of approximately 1.15 metres. | | | | | | | | | | | | | | |
| **Principle of Development:**  The application relates to the extension of an existing dwellinghouse. The proposal is therefore considered 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 extension would be sited approximately 65 metres from the closest residential property and as such, the proposed extensions and alterations to the dwellinghouse would not likely result in any significant loss of light, overshadowing, overlooking or overbearing impact to the occupiers of nearby residential properties.  Taking into account the above, the proposal is considered compliant with the amenity section of Policy DMG1 of the Ribble Valley Core Strategy. | | | | | | | | | | | | | | |
| **Visual Amenity/External Appearance:**  Ribble Valley Core Strategy Key Statement EN2 states that:  *‘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’.*  In addition, it states that:  *‘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’.*  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.’*  Also, Ribble Valley Core Strategy Policy DMG2 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’.*    The Forest of Bowland AONB Management Plan (April 2014 - March 2019) identifies “The natural beauty  of AONBs is partly due to nature, and is partly the product of many centuries of human modification of  ‘natural’ features … The area was designated as a landscape of national significance due to a variety of  factors, including… The landscape’s historic and cultural associations … The distinctive pattern of  settlements … Collectively these historic and cultural elements of the environment serve to enrich the  landscape’s scenic quality, meaning and value”.  There is no objection to the demolition of the existing single storey front projection. The proposed extension would be slightly set back from the principal wall and set down from the main roof ridge and as such would constitute a subservient addition to the main dwelling. In addition, the proposed natural stonework and stone quoins, natural slate roof and timber frame sash windows and timber doors are considered to be appropriate within the Forest of Bowland National Landscape and in keeping with the character and appearance of the surrounding area subject to a condition, requiring specifications to be provided prior to construction. Whilst the chimney would be a new addition to the building, it would match the proposed stonework and the flues would not extend above the height of the roof so would not be highly visible.  In addition, the proposed entrance gates and fencing would be modest in height. Due to the proposed material being estate style fencing, this is considered to be appropriate to the rural character of the area and would allow views through the site without providing any harsh boundary treatments that would be detrimental to the visual amenities of the Forest of Bowland National Landscape.  As such, this element of the scheme is considered to comply with Key Statement EN2 and Policies DMG1, DMG2 and DMH5 of the Ribble Valley Core Strategy. | | | | | | | | | | | | | | |
| **Highways/Parking:**  Policy DMG3 of the Ribble Valley Core Strategy states that:  *‘All development proposals will be required to provide adequate car parking and servicing space in line with currently approved standards’.*  The alterations to the hard and soft landscaping would result in a change to the parking layout. The site plan indicates that the site can provide 2-3 parking spaces. The proposed extension would result in the increase in 1 no. bedroom at the property with a total number of bedrooms of 4 no. The Local Highway Authority (LHA) do not object to the proposal but consider the dwelling complies with the LHA parking standards as defined in the Joint Lancashire Structure Plan.  They note that a Public Rights of Way (FP0312055) runs through the application site which must not be obstructed during the proposed developments and recommend an informative be added to any grant of permission. In addition, they note that the applicant must be certain that they have private vehicular rights along the public path. Amended comments have been received from the LHA suggesting a condition is added to any grant of permission to restrict the car parking and turning areas so they are kept available for the parking and manoeuvring of vehicles at all times to ensure there is adequate parking on site and in the interests of highway safety.  As such, the proposal accords with Policy DMG1, DMB5 and DMG3 of the Ribble Valley Core Strategy and the NPPF subject to the above condition. | | | | | | | | | | | | | | |
| **Landscape/Ecology:**  Policy DME3 states that development proposals that are likely to adversely affect the wildlife species protected by law will not be granted planning permission.  Bat Presence/Absence Survey by United Environmental Services Ltd has been provided. There are two other planning applications within the wider site currently under consideration (planning ref: 3/2024/0942 and 3/2024/0943) and the above report relates to other buildings within the scope of this applications as well as the application site. Notwithstanding this, the report identifies the application dwelling (Building 1) as supporting a bat roost. Paragraph 4.2 states that three common pipistrelles were recorded emerging from underneath the facia boards on the southern aspect of Building 1 during the first survey and two were observed using the same roost during the second survey. This is considered to be a day roost used by a low number of bats.  Paragraph 4.3.1 identifies a number of mitigation and compensation measures which relates to Roost 1 (within Building 1). The report states that Roost 1 is not due to be impacted by the proposed development and will be retained but due to the presence of a bat roost within the building, a non-licensed method statement should be implemented to protect bats in the unlikely event that they are present within the working area at the time of the works. As part of the non-licenced method statement a number of mitigation measures shall be implemented.  Paragraph 4.3.2 also states that due to the known and further potential presence of breeding birds within the buildings, it is recommended that the works take place outside of the breeding bird season and should not be undertaken from March to August inclusive. If this is not possible, a breeding bird nest check should be undertaken prior to the commencement of works by a suitably experienced ecologist and an ecological clerk of works appointed if considered necessary.  The Countryside Officer recommends these mitigation measures are secured by way of planning condition and any condition should include all recommendations appertaining to a lighting scheme in relation to bats. It should be noted that whilst a bat box is recommended within the mitigation measures outlined in the assessment, this does not relate to ‘Roost 1’ which is the subject of this application and relates to a different building/roost (planning ref: 3/2024/0942). Subject to the above conditions, the proposal accords with Policy DME3 of the Ribble Valley Core Strategy.  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, the application is recommended for approval subject to conditions. | | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | That planning permission be granted. | | | | | | | | | | | |