

**Report to be read in conjunction with the Decision Notice.**

Signed: Officer: UG Date: 25/7/19 Manager: Date:

Application Ref: 3/2019/0526

Date Inspected: 8<sup>th</sup> July 2019

Officer: LG



Ribble Valley  
Borough Council

[www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)

**DELEGATED ITEM FILE REPORT:**

**APPROVAL**

**Development Description:** Demolition of existing extensions and outbuildings; erection of two storey extension to front, two storey extension to rear; erection of outbuildings and garage (inc. home office) with car port.

**Site Address/Location:** Lennox Farm, Old Clitheroe Road, Hurst Green

**CONSULTATIONS:** Parish/Town Council

No comments received

**CONSULTATIONS:** Highways/Water Authority/Other Bodies

**LCC Highways:** n/a

**CONSULTATIONS:** Additional Representations.

One letter received from an adjacent neighbour, raising no objections to the proposals but request that adequate provision is made for protected species, particularly migratory birds.

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**

Key Statement EN2 – Landscape  
Policy EN4 – Biodiversity and Geodiversity  
Policy DMG1 – General Considerations  
Policy DMG2 – Strategic Considerations  
Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

**Relevant Planning History:**

**3/1997/0146** – Demolition of timber building and erection of detached garage – **Approved** (a file note indicates that whilst not fully implemented, the permission remains extant as a technical start was made and agreed by the Council).

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The site comprises a large detached property located to the north of Old Clitheroe Road. The dwelling appears to have been subject to piecemeal development historically, resulting in a number of additions and extensions of varying styles and sizes.

The wider area is characterised by sporadic built form within the AONB and as part of a gradually rising landscape towards Longridge Fell. The site is accessed via a single track from the main highway, which is also designated as a PROW (FP3). A second path (FP2) diverts from this to the south the main dwelling and continues in a south westerly direction across Gannow Fell.

**Proposed Development for which consent is sought:**

The scheme as proposed seeks to demolish and replace various extensions around the host dwelling, whilst also erecting new and replacement outbuildings within its curtilage.

**Principle of Development:**

The extension and alteration of existing buildings within the AONB is acceptable in principle, subject to compliance with the Framework and policies EN2, DMG1, DMG2 and DMH5 of the Core Strategy.

Policy DMG1 requires new development to be of a high standard and sympathetic to the landscape character. In accordance with Key Statement EN2 of the Core Strategy development will be expected to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials and will need to contribute to the conservation of the natural beauty of the area. Furthermore, within the National Planning Policy Framework (NPPF) government guidance states:

*"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues" (Para. 172).*

**Residential Amenity:**

Accounting for the distance to the nearest properties, development of the scale and nature proposed would not generate unacceptable harm for existing residents.

**Visual Amenity & Design:**

The dwelling is relatively well contained within the landscape due to a combination of the surrounding topography and mature screen planting to the site boundary. Views of the site would be possible at close quarters from the PROW and from distance across the valley, although primarily limited to sections of the principal elevation and the uppermost elements of the roof from higher land at the rear.

Whilst there would be a clear uplift in the volume of built form at the property, the extensions to the host dwelling are to replace existing additions and would only be partially visible from vantage points outside of the site. The replacement and additional outbuildings are also closely related to the eastern gable of the property, in courtyard configuration, meaning they would not appear isolated or incongruous. Taking these factors in to account and acknowledging that the rising landscape would help to mitigate the prominence of the additions, it is considered that the proposals by way of their scale and siting would not have an adverse impact on the Forest of Bowland AONB.

Turning to the design of each element:

**Front Extension**

The existing, white rendered, gable fronted extension would be replaced with a larger addition of a similar form, but a more modern vernacular. The use of large expanses of glazing and horizontal

boarding would contrast with the stone exterior of the original property. However, in this instance the use of these natural materials is not considered to be anomalous, accounting for the presence of similar finishes in the vicinity (most notably at Michaelmas Cottage some 200m to the south, where the boarding has weathered to reflect the wider landscape). Following pre-application advice from the Council, the ridge line has been lowered and the width of the extension reduced to help maintain a subservient appearance.

#### Rear Extension

As a result of the aforementioned pre-application advice, this element of the scheme has been redesigned and a two storey pitched gable element is now proposed to replace a single storey addition.

Whilst the extension is larger than the original, its location to the rear, away from public vantage points and set against the retained higher land, means that it would not be prominent. When seen both on plan and on site, it is clear that the curtilage and host dwelling are of a size which can accommodate an addition of this scale. The materials comprise a slate roof and wall combination of stone, larch cladding and oak framed porches, which are acceptable.

#### Outbuildings

An existing former stable block would be demolished to make way for a new storage outbuilding at the end of the driveway. A two bay garage would be erected to the north (including a home office in the roof space) with a timber framed car port adjacent. Taking in to account the scale of the existing buildings and extant consent for a new garage in this location, the proposals are considered to be acceptable.

The design approach adopts common themes from the house extensions through the use of materials and provision of oak canopies and overhangs. This is broadly reflective of a more rural vernacular and appropriate for outbuildings of this scale.

In light of the factors, it is considered that the design and visual impacts of the development are acceptable and raise no conflicts with the Core Strategy.

#### **Ecology:**

A Bat Roost Assessment Report is submitted with the application and found the buildings to offer moderate roost potential and droppings were found within the loft, consistent with bats in flight.

Additional survey work has subsequently been undertaken and has identified a low quality roost within the property. Mitigation is suggested by way of the provision of bat boxes and a method statement provided for activity during construction. A suitably worded condition will be attached to ensure habitat compensation and compliance with the 'RAMM' document.

No nesting birds were observed during the site survey work undertaken by the licensed ecologist.

#### **Highways:**

The proposals raise no undue highway safety issues.

#### **Observations/Consideration of Matters Raised/Conclusion:**

With all the above taken into consideration it is recommended accordingly.

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**RECOMMENDATION:**

That planning consent be granted.