

Ribble Valley Borough Council

DATE INSPECTED: 1/6/01

DATE DICTATED: 21/6/01

DELEGATED ITEM FILE REPORT

Ref: AW/JS

Application No:

3/01/0364/P

Development Proposed:

Extension to form granny flat at Burnridge House, Wigglesworth

CONSULTATIONS: Parish/Town Council

Parish Council - No representations have been received.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Nearby Residents

No representations have been received.

COMMENTS/HUMAN RIGHTS ISSUES/RECOMMENDATION:

This planning application seeks planning permission for an extension to form a granny flat at Burnridge House, Wigglesworth.

The extension will measure approximately 6.9m x 7.1m x 4m and will be constructed within rendered walls and a stone slate roof. The site lies outside any recognised settlement and within the Forest of Bowland Area of Outstanding Natural Beauty as defined by the adopted Ribble Valley Districtwide Local Plan. As such Policies G1, ENV1, H9 and H10 of the Plan apply. The SPG on "Extensions and Alterations to Dwellings" also applies.

The proposal will only provide a modest level of accommodation with the built form appearing to be subservient to the main dwelling. Thus its visual impact upon the Forest of Bowland Area of Outstanding Natural Beauty will be minimal. A Section 106 Agreement will be attached to any consent granted so that the annex cannot be sold or let as a separate dwelling.

The dwelling is set upon its own and will not result in any loss of privacy to the adjoining occupiers.

For the above reasons I recommend accordingly.

RECOMMENDATION: That conditional planning permission be granted.