

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: MB/CMS

Application No:	3/2013/0556/P
Development Proposed:	Single storey side (north) extension and single storey porch extension to the rear (east) at Rowan Garth, Stoneygate Lane, Knowle Green

CONSULTATIONS: Parish/Town Council

Parish Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No observations received.

Environment Agency - No observations received.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Ribble Valley Districtwide Local Plan

Policy G1 - Development Control.

Policy H10 - Residential Extensions.

Policy SPG – "Extensions and Alterations to Dwellings".

Ribble Valley Core Strategy 2008 – 2028 (Regulation 22 Submission Draft)

Policy DMG1 – General Considerations.

Policy DMH5 – Residential and Curtilage Extensions.

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

Planning permission is sought for the erection of a single storey side and single storey rear extension at Rowan Garth, a detached dwelling which is located off Stoneygate Lane, Knowle Green.

Prior to the submission of this application the applicant sought pre-application advice to discuss the potential issues and opportunities of the site. One area of discussion was the fact that the dwelling was established by virtue of a planning consent granted under reference 3/1989/0786/P which related to the conversion of an agricultural barn. Having examined the plans for the conversion scheme it is apparent that the scheme of conversion involved a significant level of alterations, both structurally and aesthetically. The resulting dwelling does however retain a degree of character associated with converted barns, however it could be argued that this may not be as significant as other examples in the borough.

The proposed extension to the side (north) elevation is to measure 4m x 4m built to an overall height of 3.38m. The proposed structure is to be constructed from rendered and stone elevations under a dual pitched slate roof.

The proposed extension to the rear (east) is to measure 2.7m x 2.7m and built to an overall height of 3.4m. This element of the proposed development is to be utilised as a porch, being

constructed from rendered elevations under a slate cat slide roof.

The key considerations in the determination of this application are, the impact the proposed development will have upon the character and setting of the existing dwelling; and the impact if any, the development will have upon the residential amenity of the area.

Having regard to the impact the proposed development will have upon the character and setting of the existing dwelling, the proposed extensions would appear as subservient additions, by virtue of their design and scale in relation to the existing dwelling. In addition to this the proposed materials would correspond with those used in the existing dwelling. I am therefore satisfied that the proposals would not appear out of character in relation to the existing dwelling.

As discussed above the development site is a detached dwelling. Due to the location of the existing dwelling in relation to the neighbouring properties, I am satisfied that the proposed development, by virtue of its scale and design will not have a detrimental impact upon the residential amenity of the area.

The development site lies in close proximity to a public right of way (Prow), which is located to the north of the site. However the proposed development will not have the material impact or obstruct the existing public right of way.

In view of the above, I see no material objection to the granting of this planning permission. I therefore recommend accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditional planning permission be granted.