

Ribble Valley Borough Council

**DELEGATED ITEM FILE REPORT - APPROVAL**

Ref: JM/EL

Application No:	3/03/0988/P
Development Proposed:	EXTENSION AND REFURBISHMENT TO INCLUDE GARDEN ROOM AND PORCH AT WOLFEN LODGE, OFF FISH HOUSE LANE, CHIPPING

**CONSULTATIONS: Parish/Town Council**

Parish Council - No observations received.

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

Lancashire County Council (Archaeology Unit) - Do not consider the need for an archaeological response.

**CONSULTATIONS: Nearby Residents**

No representations have been received.

**RELEVANT POLICIES:**

Policy G1 - Development Control.  
Policy H18 - Extensions to Converted Buildings.

**COMMENTS/HUMAN RIGHTS ISSUES/RECOMMENDATION:**

This proposal seeks to extend a former redundant building to incorporate a lean-to porch and a lean-to garden room at the side and front of the building. The building was granted permission in 1974 and no permitted development rights were removed and as such the majority of this proposal would be exempt from planning permission. It is only by virtue of the porch and its relevant size that proposal is likely to require consent. Notwithstanding this point, I consider the overall proposal to be relatively sympathetic to the existing character of the building and the proposal has been amended to incorporate a lean-to porch at the front instead of a gabled porch. I believe that this is more traditional and respects the character of the building. The scheme also involves the removal of some windows what can only be regarded as inappropriate. The building is constructed of natural stone and slate and the proposal seeks to use similar materials.

**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.

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