

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: GT

Application No:	3/2008/0889/P
Development Proposed:	Proposed sunroom to rear of the property at Dairy Farm, Longridge Road, Chipping, Preston, Lancashire, PR3 2QB.

CONSULTATIONS: Parish/Town Council

Parish Council - No observations or comments have been received within the statutory 21-day consultation period.

CONSULTATIONS: Highway/Water Authority/Other Bodies

N/A

CONSULTATIONS: Nearby Residents

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control.
Policy ENV1 - Area of Outstanding Natural Beauty.
Policy H10 - Residential Extensions.
Policy SPG – “Extensions and Alterations to Dwellings”

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

The site is located within the Forest of Bowland Area of Outstanding Natural Beauty, outside the settlement boundary of Chipping, as defined by the Ribble Valley Districtwide Local Plan. The property is a farmhouse attached to another residential property converted from a barn first into B&B accommodation, and then into a separate dwelling in 2002. The application seeks permission to construct a new garden room to the rear elevation of the house.

Due to the boundary screening between the property and the adjacent highway, the rear elevation of this property is not significantly visible from any nearby viewpoints. When viewed from within the site, the rear elevation has a simple and traditional character, with openings in a mixture of sizes, however it is not considered to have any significant architectural value. The sunroom proposed is designed to be an ‘add-on’ to the property creating a clear break between the old and new due to the angle of the roof of the extension. In doing so, and accompanied by its simple design, it appears subservient to the rear elevation and allows space for the characteristic openings to still be visible. Whilst the style and design of the sunroom proposed is not strictly of a traditional style, as it is an addition to the clearly residential portion of the dwelling, the proposal is considered to have no adverse visual impact on the character and appearance of the property, and would not be to the detriment of the AONB. On the basis of this, the application is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL:

The proposal represents an appropriate form of development and given its design, size and location would not result in visual detriment to the surrounding countryside.

RECOMMENDATION: That conditional planning permission be granted.