

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2018/0209
Date Inspected: 26/03/2018
Officer: RB



**Ribble Valley
Borough Council**

www.ribblevalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Conversion of garage to games room and construction of new garage in stone

Site Address/Location: Chalk Hall, Judd Holmes Lane, Chipping, PR3 2TJ

CONSULTATIONS: Parish/Town Council

No comments received in consultation period

CONSULTATIONS: Highways/Water Authority/Other Bodies

N/A

CONSULTATIONS: Additional Representations.

No representations have been received in respect of this development.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Policy DMG1 – General Considerations
Policy DMG2 – Strategic Considerations
Policy DMH5 – Residential and Curtilage extensions
Key Statement EN2 – Landscape

Relevant Planning History:

N/A

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a south facing detached private house built in a traditional style with long distance open views that falls within the Forest of Bowland AONB. The dwelling has a stone entrance gateway leading to driveway and benefits from a large amount of Land and garden area, all extending to approximately 4.5 acres.

Proposed Development for which consent is sought:

Consent is sought for the conversion of the existing integral double garage into additional living space for Chalk Hall, the works involve replacing the garage doors with two sets of tri pane stone mullion windows measuring approximately 2.6 metres by 1.3 metres.

Consent is also sought for the demolition of the existing wooden shed to be replaced with a detached stone built double garage, the garage will measure approximately 9 metres in width by 7 metres and will have a pitched blue slate roof that will measure approximately 2.6 metres at the eaves with a ridge height of approximately 5 metres.

Impact Upon Residential Amenity:

The external alterations to the property and the erection of a new detached garage do not result in any undue harm in terms of overlooking or loss of privacy for neighbouring occupiers as the property is in a relatively isolated location. Therefore it is considered that there will be negligible negative impact on the residential amenity of the neighbouring properties.

Visual Amenity/External Appearance:

The proposed garage and external alterations to the existing garage would not be in view from the highway as the property has a private drive way measuring over 200 metres from Judd Holmes Lane. The proposed garage is set approximately 3 metres to the west of the main building and would be built using traditional materials to respect the main dwelling. Taking into account the above, the proposals would not have a negative impact on the visual amenities of the area and the impact on the AONB would be neutral.

Other Matters:

When originally submitted it was proposed that the garage be faced primarily with timber cladding, it was considered that this would cause harm to the AONB and it was requested that the materials be more in keeping with the existing dwelling. The agent subsequently sent amended plans that indicate the use of stone and blue slate.

Observations/Consideration of Matters Raised/Conclusion:

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

RECOMMENDATION:

That planning consent be granted.