

Report to be read in conjunction with the Decision Notice.

Application Ref: 3/2018/0282
Date Inspected: 31/05/18
Officer: James Blythe (Capita)



**Ribble Valley
Borough Council**
www.ribbonvalley.gov.uk

DELEGATED ITEM FILE REPORT:

APPROVAL

Development Description: Replacement of existing hardwood, mahogany-colour windows, external doors and garage doors with mid oak-colour wood veneer UPVC and composite material doors.

Site Address/Location: Bartledale Barn, Mill Lane, Waddington, BB7 3JJ

CONSULTATIONS: Parish/Town Council

No comments received.

CONSULTATIONS: Highways/Water Authority/Other Bodies

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement EN2 – Landscape
Policy DMG1 – General Considerations
Policy DMH5 – Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)
Draft revised National Planning Policy Framework (March 2018)
National Planning Policy Guidance (NPPG)

Relevant Planning History:

None relevant

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached dwelling at Bartledale Barn, Mill Lane. The dwelling is located in a rural residential area of stone properties which follow the public highway of Mill Lane.

The host property is constructed of stone with a pitched roof and currently consists of hardwood windows and doors. The property has a detached double garage which is constructed of stone with a pitched roof and hardwood doors.

The application site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) however, the host property is not listed nor is it within a conservation area.

Proposed Development for which consent is sought:

This application seeks permission to carry out external alterations to the existing dwelling. These

alterations involve the following:

- Replacement of existing hardwood, mahogany-colour windows, external doors and garage doors with mid oak-colour wood veneer UPVC and composite material doors.

Principle of Development:

The application seeks to carry out external alterations to an existing residential dwelling and thus the principle of the development is acceptable in this location, subject to compliance with other policies in the Core Strategy.

Impact Upon Residential Amenity:

The alterations to the windows and doors would be of the same dimensions as the existing and therefore will have no greater impact upon neighbouring residential amenity than the existing openings in relation to the host property.

In view of the above the proposed alterations would have no greater impact upon residential amenity of neighbouring properties than the existing and the proposal complies with Policy DMG1 of the Core Strategy.

Visual Amenity/External Appearance:

It is noted that the application site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) however, the host property is not listed nor is it within a conservation area.

It is considered that the existing hardwood windows are in a poor state. Whilst a like for like replacement in terms of hardwood windows would be preferred, it is acknowledged that the new build properties in the surrounding area (along Mill Lane) are constructed with similar windows and doors to that being proposed (i.e. UPVC windows with a wood veneer finish). Therefore, on balance, it is considered that the proposal would not have an adverse impact upon the character of the host property or the setting and character of the AONB and it is considered that the proposal complies with Policy DMG1 and Key Statement EN2 of the Core Strategy.

Observations/Consideration of Matters Raised/Conclusion:

In summary, the proposed alterations to the Bartledale Barn would not have an adverse impact upon the character and appearance of the host property, or the setting and character of the Forest of Bowland AONB. It would not have an adverse impact upon neighbouring residential amenity and therefore would accord with Policies DMG1, DMH5 and Key Statement EN2 of the core strategy.

RECOMMENDATION:	That planning permission be granted.
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