


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	BT	Date:	3/2/2021	Manager:		Date:	
Site Notice displayed	N/A	Photos uploaded	Y					

Application Ref:	3/2020/1058	 <p>Ribble Valley Borough Council www.ribblevalley.gov.uk</p>	
Date Inspected:	6/1/2021		
Officer:	BT		
DELEGATED ITEM FILE REPORT:		Decision	Approval

Development Description:	Proposed summer house extension to outbuilding.
Site Address/Location:	Abbott Barn, Black House Lane, Chipping. PR3 2NR.

CONSULTATIONS:	Parish/Town Council
Chipping Parish Council have no objections.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
None.	

CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the application.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

- Key Statement DS1 – Development Strategy
- Key Statement DS2 – Presumption in Favour of Sustainable Development
- Key Statement EN2 – Landscape
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMH5 – Residential and Curtilage Extensions

NPPF

Relevant Planning History:

3/2011/0887:

Proposed conversion of a barn to a single dwelling (Approved)

3/2014/0457:

Discharge of conditions 4 - building recording, 7 - Velux window detail, 13 - foul drainage, 14 - surface water regulation and 15 (owl nest box details) of planning permission 3/2011/0887 (Approved)

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The proposal relates to a converted barn property on the outskirts of Chipping. The property is bordered by Abbott Farm to the immediate North in an isolated area that is largely characterised by agricultural fields and open countryside.

The most recent development in relation to the proposal dates back to 2011 when an application to convert the existing barn on site into a dwelling was granted planning permission. The original Location plan submitted for the current application was noticeably different to the plans from the 2011 application in as much that it denoted a considerably larger area of residential curtilage on the Eastern section of the proposal site than was depicted in the 2011 application.

The applicant has since submitted an amended Location plan which is more representative of the plans from the 2011 application and has confirmed that the proposed development does not involve any extension of the property's existing residential curtilage.

Proposed Development for which consent is sought:

Consent is sought for the construction of an extension to an existing outbuilding for use as a summer house.

Principle of development:

The proposal is for a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. The proposal site also lies within the AONB and as such consideration will be needed in relation to the proposal's visual impact upon the surrounding area.

Residential Amenity:

The proposed extension will contain numerous windows on its North, South and East elevations with the windows on the Northern elevation facing towards windows on the Southern elevation of Abbott Farm. However, these windows are located at a distance of approximately 38 metres away therefore the proposal will not compromise the privacy of the neighbouring residents, nor will it have any detrimental impact upon their provision of natural light or outlook.

Visual Amenity/Landscape:

The proposed extension will be subordinate to the existing garage in terms of size in as much that it will be smaller in both width and length and will not exceed the height of the garage's eaves and roof pitch.

The extension will have an outward projection of 5 metres with a significant amount of glass on all of its elevations and will be partially visible to motorists and pedestrians travelling Northwards along Black House Lane and largely visible from the Public Right of Way that crosses the Eastern edge of the property's curtilage. As such, the proposal will have some impact upon the aesthetic of the surrounding AONB.

However, the above viewpoints largely allow views toward the Eastern elevation of the proposal where the landscape at the top of Black House Lane is dominated by Abbott Barn and Abbott Farm. As such, the proposed development will only have a moderate visual impact upon the aesthetic of the surrounding AONB in as much that it will not disrupt the panoramic views and general character of the AONB landscape that are located in the opposite direction towards the West.

Ecology:

No ecological constraints were identified in relation to the proposal.

Observations/Consideration of Matters Raised/Conclusion:

The proposal will not have any adverse impacts upon residential amenity although it will have some impact upon the visual character of the surrounding AONB. However, is not considered that the proposal will have a particularly overbearing presence, nor is it considered that its presence will be detrimental to the aesthetic character of the surrounding AONB.

It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning permission be granted.