

**APPLICATION REF: 3/2020/0641**

**GRID REF: SD 360820 437733**

**DEVELOPMENT DESCRIPTION:**

**ERECTION OF GAZEBO IN REAR GARDEN (RETROSPECTIVE) AND ALTERATION TO FRONT DRIVEWAY TO CREATE ADDITIONAL PARKING AREA AT 12 WHEATLEY DRIVE, LONGRIDGE PR3 3TT**



## **CONSULTEE RESPONSES/ REPRESENTATIONS MADE:**

### **PARISH COUNCIL:**

Longridge Town Council – Have confirmed that they have no comments to make on the application.

### **ADDITIONAL REPRESENTATIONS:**

One objection has been received from a neighbour on the basis of the excessive scale of the gazebo, inappropriate design, impact on their garden and the retrospective nature of the application.

#### **1. Site Description and Surrounding Area**

- 1.1 The application property is a semi-detached dwelling in a residential street on the outskirts of Longridge. The dwelling has a rear garden which rises to the rear and adjoins several other properties.

#### **2. Proposed Development for which consent is sought**

- 2.1 The application seeks planning consent for the erection of a timber gazebo type structure in the rear corner of the garden and a formation of a driveway to the front. The application is part retrospective as the gazebo is in situ and works to form the extended driveway have commenced.
- 2.2 The application is brought before Members of the Planning and Development Committee as the applicant is an employee of Ribble Valley Borough Council in accordance with the Council's Scheme of Delegation.

#### **3. Relevant Planning History**

None

#### **4. Relevant Policies**

Ribble Valley Core Strategy

Key Statement DS1 – Development Strategy

Key Statement DS2 – Presumption in Favour of Sustainable Development

Policy DMG1 – General Considerations

Policy DME2 – Landscape and Townscape Protection

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Technical Guidance to National Planning Policy Framework

#### **5. Assessment of Proposed Development**

##### **5.1 Principle of Development:**

- 5.1.1 The proposal is for development for domestic purposes within the curtilage of a dwelling house which is not protected by virtue of it being a listed building, within a conservation area or the AONB. The principle of development is therefore acceptable subject to an assessment of the material planning considerations.

5.2 Impact upon Residential Amenity:

- 5.2.1 The application is in two parts. The formation of a driveway to the front is considered acceptable in terms of its impact on neighbours and will provide additional off-street parking thus reducing the pressure for on street parking.
- 5.2.2 The gazebo / outbuilding is in situ and exceeds the limitations for permitted development. as it is approximately 3 metres high at the highest point and within 2 metres of the boundary.
- 5.2.3 The garden adjoins numbers 10 and 14 Wheatley Drive at either side; 15 Springs Close at the rear and 1 Bowland Road at the side and rear. The structure abuts the boundary of number 14 Wheatley Drive in an elevated position due to the sloping land and projects above the height of the fence however the level of the adjacent land in the neighbour's garden is broadly the same. It also abuts the rear corner of the rear garden of 15 Springs Close.
- 5.2.4 The gazebo structure is open sided with two pitched roofs which project above the height of the boundary fence. Whilst visible from neighbouring properties it is not considered that it overshadows adjoining gardens to an unacceptable degree given that it is open sided and the roof slopes away from the boundary with number 14, it also lies to the west of number 14 which further reduces the impact in terms of the impact on light due to this orientation Some levelling / terracing of the garden has been carried out to form a level seating area but this has not significantly raised the land level above previous land levels and the seating area is screened from neighbouring properties by the existing boundary fences.
- 5.2.5 As such it is not considered that the development will result in a loss of amenity for neighbours through a significant increase in overshadowing or overlooking.
- 5.2.6 The gazebo does provide a sheltered area which may allow more use of this part of the garden than previously, however it remains a private domestic garden. Members should also consider that there is a fall-back position with regards to permitted development rights that would allow an outbuilding or shelter of up to 2.5 metres in height providing it does not cover more than 50% of the garden area.

5.3 Visual Amenity/External Appearance:

- 5.3.1 The proposed hardstanding to the front of the property will not have a detrimental impact on the character of the area.
- 5.3.2 The gazebo structure is timber framed and open sided with two pitch roofs which are covered in red roof tiles. The choice of timber is not uncommon for garden structures and the pitch and finish of the roof is in keeping with surrounding dwellings. Whilst it undoubtedly can be seen from neighbouring dwellings, the loss of a view is not a material planning consideration. The concerns raised with regard to the scale are noted, but it is not considered to be excessive or over dominant in this position.

5.3.3 As aforementioned a whole range of garden structures could be constructed in private gardens without the requirement for planning permission under permitted development rights. The structure is slightly larger than permitted development limitations and thus requires planning permission, but it is not considered to be excessive in scale or out of keeping due to its design or choice of materials. The structure is located in the corner of the rear garden and will not have a harmful impact on the visual quality of the surrounding area.

5.4 Highway Safety and Accessibility:

5.4.1 LCC highways have not been consulted on the application, however the provision of additional off-street parking will be beneficial by reducing the demand for on street parking. The driveway should be drained within the curtilage of the site to reduce surface water run off onto adjacent land.

5.5 Other Matters:

5.5.1 The material planning considerations have been assessed in the report. It is noted that the application is retrospective however this application seeks to regularise the situation. The retrospective nature of the application is not a reason to refuse consent if it is deemed acceptable in terms of the material planning considerations.

6. **Observations/Consideration of Matters Raised/Conclusion**

6.1 It is not considered that the proposal is harmful to the neighbour's amenities, visual amenity or highway safety and therefore it is recommended accordingly.

**RECOMMENDATION:** That the application be APPROVED subject to the following conditions:

1. Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:

Location Plan

Site Plan to include driveway – received 12th September 2020

Photos – received 10th August 2020

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent hereby approved.

2. The driveway hereby approved shall be hard surfaced, sealed and drained within the curtilage of the site or surfaced in a permeable material, prior to it first being brought into use and thereafter retained as such

REASON: To ensure that the proposal is properly drained and reduce surface water runoff onto adjoining land from the development.

**BACKGROUND PAPERS**

[https://www.ribblevalley.gov.uk/site/scripts/planx\\_details.php?appNumber=3%2F2020%2F0641](https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2020%2F0641)