

Report to be read in conjunction with the Decision Notice.				
Signed:	Officer: SK	Date: 21.10.20	Manager:	Date:

Application Ref:	3/2020/0724	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	N/A	
Officer:	SK	
DELEGATED ITEM FILE REPORT:		APPROVAL

Development Description:	Proposed alterations to the approved design of the link and annex on application 3/2017/0062 as amended by 3/2017/1043.
Site Address/Location:	Rowan Cottage Old Clitheroe Road Hurst Green PR3 2YU

CONSULTATIONS:	Parish/Town Council
No response received in respect of the application.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
N/A	
N/A	
CONSULTATIONS:	Additional Representations.
No representations have been received in respect of the proposed development.	

RELEVANT POLICIES AND SITE PLANNING HISTORY: Ribble Valley Core Strategy: Key Statement EN2 – Landscape Policy DMG1 – General Considerations Policy DME1 – Protecting Trees and Woodlands Policy DME2 – Landscape and Townscape Protection Policy DME3 – Site and Species Protection and Conservation Policy DMH5 – Residential and Curtilage Extensions National Planning Policy Framework (NPPF)
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Relevant Planning History: 3/2017/1043: Non-material amendment sought from planning permission 3/2017/0062 for alterations to the window opening in the east elevation of the link extension. (Approved) 3/2017/0062: Extension to existing cottage utilising the footings from an extant planning permission. (Approved) 3/2010/0051: Replacement dwelling. Re-submission (Approved with Conditions) 3/2009/0783: Demolition of existing buildings and construction of a replacement dwelling (Withdrawn)

ASSESSMENT OF PROPOSED DEVELOPMENT:	
Site Description and Surrounding Area:	The application relates to a two-storey detached dwelling and detached dilapidated barn adjacent to the north gable of the main dwellinghouse. The site lies to the north of Clitheroe Road around 1.8 miles north west of the settlement of Hurst Green and 3 miles north east of the settlement of Longridge. The site lies within the open countryside and on land situated within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).
Proposed Development for which consent is sought:	The proposal seeks consent for the variation to the previously approved alterations/extensions at Fairclough Barn as consented by application 3/2017/0062 and subsequently amended by non-material amendment 3/2017/1043. The submitted details propose a variation to the design of the intermediate linking-extension including a slight increase in footprint and the introduction of a pitched roof element. It is further proposed that feature glazing to the north elevation of the annex element of the proposal be omitted.
Impact Upon Residential Amenity:	The nearest residential property is sited over 100 metres from Rowan Cottage, therefore it is not considered that the proposed development is likely to result in any measurable or quantifiable harm to nearby residential amenity.
Visual Amenity/External Appearance:	The proposals do not represent a significant deviation from that which benefits from consent which at this time remains extent. As such it is not considered that the proposal will result in any additional visual impact upon the character and visual amenities above that which already could be constructed pursuant to consent 3/2017/0062 as amended by non-material amendment 3/2017/1043
Landscape/Ecology:	No implications.
Observations/Consideration of Matters Raised/Conclusion:	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 consent be granted subject to the imposition of conditions.