

**Report to be read in conjunction with the Decision Notice.**

**Signed:**      **Officer:**      LE      **Date:**      7/1/2020      **Manager:**           **Date:**

**Site Notice displayed**      N      **Photos uploaded**      Y

**Application Ref:**      3/2020/0973  
**Date Inspected:**      15<sup>th</sup> December 2020  
**Officer:**      LE



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

**DELEGATED ITEM FILE REPORT:**

**Decision**      **APPROVE**

**Development Description:**      Proposed extension to domestic garage to form gym (retrospective)  
**Site Address/Location:**      Out Lane Head Cottage, Chipping, PR3 2NQ

**CONSULTATIONS:**      **Parish/Town Council**  
Chipping – No response to date

**CONSULTATIONS:**      **Highways/Water Authority/Other Bodies**  
**LCC Highways:**      N/A

**CONSULTATIONS:**      **Additional Representations.**  
None received

**RELEVANT POLICIES AND SITE PLANNING HISTORY:**

**Ribble Valley Core Strategy:**  
Policy DS1: Development Strategy  
Policy DS2: Sustainable Development  
Policy EN2: Landscape  
Policy DMG1: General Considerations  
Policy DMG2: Strategic Considerations  
Policy DME2: Landscape and Townscape Protection  
Policy DMH5: Residential and Curtilage Extensions

**Relevant Planning History:**  
None

**ASSESSMENT OF PROPOSED DEVELOPMENT:**

**Site Description and Surrounding Area:**

The application property is a detached dwelling with two storey garage and annex building to the side. The dwelling stands alone in an isolated position approximately 1 mile to the North West of Chipping although there is another small cluster of dwellings approximately 30 metres to the South West.

**Proposed Development for which consent is sought:**

The application seeks retrospective planning consent for a single storey extension to the rear of the garage. The extension has a flat roof, stone to the side elevations, glazed doors and timber to the rear elevation.

**Principle of Development:**

The proposal is for a domestic extension to a dwelling house and is considered acceptable in principle subject to an assessment of the material planning considerations.

**Residential Amenity:**

The proposed extension will have no impact on neighbouring residents as the nearest neighbour is approx. 30 metres away.

**Visual Amenity / Landscape:**

The site lies within the Forest of Bowland AONB where the LPA will seek to preserve and enhance the valued landscape. As aforementioned the extension is of a modern design although it incorporates traditional materials. However, it is considered to be subservient to the existing two storey buildings and does not project further back than the main house. In longer distance views it blends in against the back drop of the existing buildings and it is not considered that it has a detrimental impact on the appearance of the dwelling or the visual qualities of the AONB.

**Highways:**

There are no highway safety issues raised.

**Observations/Consideration of Matters Raised/Conclusion:**

For the reasons discussed above it is recommended accordingly

**RECOMMENDATION:**

That planning consent be granted