


Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	EP	Date:	03/06/2025	Manager:	SK	Date:	04.06.25
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Application Ref:	2025/0167			 Ribble Valley Borough Council <hr/> www.ribblevalley.gov.uk
Date Inspected:	01/04/2025	Site Notice:	01/04/2025	
Officer:	EP			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed annexe accommodation.
Site Address/Location:	Willow Spring, 58 Pendleton Road, Wiswell BB7 9BZ.

CONSULTATIONS:	Parish/Town Council
No comments received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection subject to condition.

CONSULTATIONS:	Additional Representations.
One letter of representation has been received raising concerns in respect to construction vehicles impacting highway/pedestrian safety.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:

Ribble Valley Core Strategy:

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History:

3/2018/0228: Discharge of condition 4 (boundary walls), 5 (landscaping) 6 (trees and hedges) from planning permission 3/2017/0504. (approved with conditions).

3/2017/1122: Discharge of condition 3 (materials), 6 (trees and hedges), 10 (details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes / artificial bat roosting sites have been submitted), 14 (detailed scheme for the site access off Pendleton Road) and 15 (construction method statement) from planning permission 3/2017/0504. (approved with conditions).

3/2017/0504: Demolition of existing single storey dwelling and annex and erection of replacement, two-storey dwelling with detached triple garage. (approved with conditions).

ASSESSMENT OF PROPOSED DEVELOPMENT:

Site Description and Surrounding Area:

The application relates to a detached property known as Willow Spring at 58 Pendleton Road in Wiswell. The dwelling is located within a substantial plot measuring 0.43 hectares and is on the edge, but within, the defined settlement boundary of Wiswell. Vehicular access to the site is obtained directly off Pendleton Road with a sloping driveway leading up to the dwelling. To the front, sides and rear of the dwelling are relatively large garden areas with all boundaries defined by a mixture of hedging and trees.

Proposed Development for which consent is sought:

Consent is sought for the construction of a detached, single storey annex located to the eastern extents of the residential curtilage.

Impact Upon Residential Amenity:

The proposed development being located to the very eastern corner of the application curtilage is sited well away from neighbouring receptors, with the nearest property being in excess of 70 metres from the proposed annex. As such, no adverse impact on residential amenity is expected resultant of the proposal.

Visual Amenity/External Appearance:

Policy DMG1 of the RVCS states that development must

- 1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage Building in Context Toolkit).*
- 2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.*
- 3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.*

Furthermore, Policy DMH5 stipulates that for the extension of properties to provide accommodation for elderly or dependant relatives (such as annex accommodation) will also be subject to the following criteria:

1. The development must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling housing when circumstances change.
2. The extension should generally speaking provide only a modest level of accommodation.

The proposed annex is modest, providing one bedroomed accommodation and being single storey in height. In addition, the building could be utilised in association with the remainder of the dwelling should the use as an annex cease.

The proposed annex will measure 10m by 6m in length and therefore when read in conjunction with the application property the annex will remain entirely subservient to its host.

Being located at the eastern corner of the curtilage, the proposal will be largely screened from view, by virtue of the main dwelling being positioned forward of the development and will therefore not host a visually prominent position within the street scene.

In respect of materials, the annex will be constructed utilising timber cladding the elevations with aluminium windows and doors. Given the screened location, the building will not be readily visible, nonetheless the proposed materials are consistent with the locality and will integrate sufficiently. Particularly in consideration of the modern appearance of the application dwelling.

Highways and Parking:

LCC Highways were consulted in relation to the proposal subject to the submission of a construction management plan and the imposition of conditions relating to the use of the annex and the introduction of a bicycle store.

A construction management plan has since been submitted and deemed acceptable by LCC.

In respect at the suggested bicycle store, given the annex will be used in conjunction with and ancillary to the host dwelling, which has ample parking and garage facilities, it is not considered there is reasonable justification to request the bicycle store in this instance.

Landscape/Ecology:**BNG**

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirement as it is a householder application.

Trees.

An arboricultural impact assessment has been submitted with the application. It identifies two trees which would be impacted by the proposal, labelled as T5 and T2. T2 has been rated as poor quality due to disease and therefore there are no concerns in respect to the removal of this tree to accommodate the development. T5 is notably younger tree, and it is noted within the supporting information that this tree will be re-planted around the perimeter the of the new building.

There are trees benefiting from a TPO within the site, but these will be unaffected by the development.

Observations/Consideration of Matters Raised/Conclusion:

As such, 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.