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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** |  | | | | **Date:** |  | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2020/0174 | | | | | |  | | | | |
| **Date Inspected:** | | |  | | | | | |
| **Officer:** | | | JM | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **Approval** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Single storey gable extension, porch and new garage with loft space over. | | | | | | | | |
| **Site Address/Location:** | | | | | Richmond Houses Houghclough Lane Chipping | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No observations | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| N/A | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No representation. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DMG1 – General Considerations**  **Policy DMH5 – Residential extensions and curtilage extensions.**  **Policy EN2 Landscape** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **N/A** | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site relates to a detached dwelling within a farmyard complex of converted barns/ shippons. Situated in the open countryside and within the AONB. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the following alterations;   * Single storey side extension approximately 10m by 5m with a pitched roof to a height of 4.3m * Front entrance porch of 2.8m by 3m. * Detached double garage. | | | | | | | | | | | | | |
| **Residential Amenity:**  Ribble Valley Core Strategy Policy DMG1 states that “development must not adversely affect the amenities of the surrounding area, and provide adequate day lighting and privacy distances. The side extension may lead to limited additional overlooking of a front courtyard but the windows are only small slit windows and on ground floor so would not have a harmful impact. | | | | | | | | | | | | | |
| **Visual Amenity:**  The footprint of the extension and garage is significant but would still be subservient to the main dwelling given the single storey nature of the extension and that the garage is detached from the main dwelling. The house is of stone construction and slate roof and the proposed extension and materials would complement the existing design. No harm is considered from a visual aspect in relation to the building or the wider landscape value of the AONB and it is compliant with Key Statement EN2. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposed development will not result in any significant impact on the residential amenity or visual amenity of the area. With all the above taken into considered it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be granted. | | | | | | | | | |