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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LE** | **Date:** | **22.4.20** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N** | **Photos uploaded** | **Covid19** |  |
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| **Application Ref:** | 3/2020/0200 |  |
| **Date Inspected:** |  |
| **Officer:** | **LE** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVE** |
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| **Development Description:** | Approval of all reserved matters including appearance, landscaping layout and scale following outline planning permission 3/2019/0706 |
| **Site Address/Location:** | Hall Trees Farm, Hough Clough Lane, PR3 2NT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | **No response** |
| **AONB** | **No response** |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:** |
| **Relevant Planning History:** |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Key Statement DS1 – Development Strategy Key Statement DS2 – Presumption in favour of sustainable developmentKey Statement EN2 – LandscapeKey Statement EN4 – Biodiversity and Geodiversity Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMG3 – Transport and Mobility Policy DME2– Landscape and Townscape Protection |
| **Proposed Development for which consent is sought:**The application is for the reserved matters of appearance landscaping layout and scale following the approval of outline planning permission for the construction of a farm workers dwelling with details of access.  |
| **Principle of Development:**The principle of development has been accepted by the approval of outline planning permission 3/2019/0706 which accepted that there is a functional need for an agricultural workers dwelling at the property.  |
| **Residential Amenity:**The proposed dwelling is located within a parcel of land to the south east of the existing farmhouse and agricultural buildings. The nearest residential dwelling is Hall Trees Barn West, at the closest point this neighbour would be located approximately 55m from the edge of the curtilage. Due to the distance it is considered that there are no residential properties within the locality that would be impacted, in terms of residential amenity.In respect of the amenity of the occupiers of the proposed house, this dwelling is specifically for an agricultural worker and hence needs to be located adjacent to the existing farm buildings and the occupants will expect agricultural activities to take place. The building will provide a good standard of living accommodation for a family.  |
| **Visual Amenity / Landscape:**The dwelling is proposed to be two storeys high with a pitched roof and attached double garage which will form an L shaped footprint. The materials proposed are render with a blue slate roof, in order to control the appearance of the materials samples of all materials are required prior to development commencing to ensure a satisfactory appearance within this sensitive landscape. It has a modest curtilage which is show to be a lawn defined by a stock proof fence. The building is grouped with the existing group of farm buildings and will not result in a prominent or isolated feature in the landscape. The design and materials are also considered acceptable in this location. It is proposed to remove permitted development rights to ensure that any further development of the site is within the control of the LPA in the interests of visual amenity.It is not considered that the design of the dwelling will have a detrimental impact on the visual quality of the area subject to appropriate materials and accords with core strategy policies in this respect.  |
| **Highways:**The access was approved at outline stage and the detailed design shows that there are two parking spaces within the garage. A condition ensuring that the garage remains available for parking will be imposed on the decision notice.  |
| **Observations/Consideration of Matters Raised/Conclusion:**For the reasons in the appraisal it is recommended accordingly |
| **RECOMMENDATION**: | That planning consent be granted |