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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:** | 3/2020/0203 |  |
| **Date Inspected:** |  |
| **Officer:** | **RB** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **Approval.** |
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| **Development Description:** | Proposed detached garage |
| **Site Address/Location:** | Town End Barn, Longridge Road, Chipping, PR3 2QD |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| None received within consultation period  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations received in respect of proposed development |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**EN2- LandscapeDMG1- General Considerations. DMH5- Residential and Curtilage ExtensionsDMH4- The Conversion of Barns and other Buildings to DwellingsDME2- Landscape and Townscape Protection |
| **Relevant Planning History:**None relevant |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application site relates to a detached barn conversion located within Chipping falling within the Forest of Bowland AONB. The dwelling benefits from a private parking area to the side of the dwelling with a private garden area to the north and south.  |
| **Proposed Development for which consent is sought:**Consent is sought for the erection of a detached single storey garage within the curtilage of the dwelling. The garage measures 6.3 metres by 5.2 metres with a pitched roof measuring 4.1 metres at the ridge and 2.5 metres at the eaves. The garage will be constructed with natural stone with a natural slate roof and the windows and doors will be timber framed. |
| **Residential Amenity:**Due to the nature of the proposal and separation distances between the application site and the closest neighbouring dwellings, the proposed development is not considered to result in any significant impact on the residential amenity of the neighbours to the north.  |
| **Visual Amenity:**The Ribble Valley Core Strategy policy DMH4 highlights the importance of the character and historic value of converted barns and that the impact of development should not harm the appearance or function of the former barn.The proposed garage will be constructed using corresponding materials to those found within the main dwelling and is considered to be commensurate in size and scale to the application dwelling, and is not considered to result in any significant negative impact to the visual amenity or character of the former barn and surrounding AONB. |
| **Observations/Consideration of Matters Raised/Conclusion:**Overall, the proposal is not considered to cause unnecessary harm to the residential or visual amenity of the area and it is for the above reasons and having regard to all material considerations and matters raised that I recommend accordingly. |
| **RECOMMENDATION**: | That planning consent be granted. |