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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **22.6.2020** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **14.5.20** | **Photos uploaded** | | | |  |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2020/0297 | | | | | |  | | | | |
| **Date Inspected:** | | | From front 14.5.20  AS visited 4.6.20 | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **REFUSE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Two proposed single storey extensions to rear. | | | | | | | | |
| **Site Address/Location:** | | | | | 49 Downham Road, Chatburn, Clitheroe. | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | | **N/A** | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| One representation has been received which does not object to the extensions but raises concerns with regard to the impact on adjacent trees and hedgerows and boundary walls. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1 – Development Strategy**  **Policy DS2 – Sustainable Development**  **Policy EN5 – Heritage Assets**  **Policy DME1 – Protecting Trees and Woodlands**  **Policy DMG1 – General Considerations**  **Policy DMG2 – Strategic Considerations**  **Policy DMG3 – Transport & Mobility**  **Policy DME2 – Landscape & Townscape Protection**  **Policy DME4 – Protecting Heritage Assets** | | | | | | | | | | | | | |
| **Relevant Planning History:**  No relevant planning applications.  RV/2020/ENQ/00002 dated 25.02.2020 - pre application advice | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application property is a stone built semidetached former farmhouse located in the centre of Chatburn. The property is L shaped with projecting gable at the rear and a small porch on the rear elevation. The front elevation abuts the pavement and there is a walled garden to the side and rear. The rear boundary adjoins a garage accessed via Kayley Lane; there is a small wooded copse and agricultural land to the rear. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for the demolition of the porch and construction of two single storey extensions off the existing kitchen, which is within the existing projecting gable, to form one larger room. | | | | | | | | | | | | | |
| **Principle of Development:**  The application is for a domestic extension to an existing dwelling house and is acceptable in principle subject to an assessment of the material planning considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The extension off the main part of the house is 5.1 metres in depth and 4 metres from the boundary and the one off the end of the gable part is 3.6 metres in depth and 7.8 from the boundary. Whilst they will project quite a significant distance beyond the rear elevation of number 49a, the distance to the boundary, single storey height and position to the North East will diminish the impact on this property. The side facing windows on the extension nearest to the neighbour will also be obscure glazed. Therefore, it is not considered that the proposal would overshadow or allow overlooking of the neighbour. | | | | | | | | | | | | | |
| **Heritage considerations:**  The application property falls within Chatburn Conservation Area therefore very special regard must be given to conserving and enhancing this conservation area.  The rear elevation of the property is not visible from the main highway, Downham Road, however the rear elevation is visible from Kayley Lane that is to the south of the site.  The extensions proposed are considered to be visually acceptable as, although they are publicly visible, it is considered that the extensions have been designed to remain subservient to the main dwelling in terms of their scale, size and design. The use of the property has evolved over the years from farm with attached barn to two separate dwellings but their origins are still clear these extensions would be clearly read as later additions. The proposed materials would match those on the existing dwelling and therefore the development would respect and conserve the character of the Conservation Area.  However, there is a concern that the proposal could have a detrimental impact on trees and a hedgerow which have amenity value and this is discussed further below. | | | | | | | | | | | | | |
| **Visual Amenity:**  The proposed extensions will be constructed of natural stone with slate pitched roofs to match the existing house. Rooflights are proposed to be conservation style. Therefore, it is not considered that the proposal would detract from the appearance of the property or wider area. | | | | | | | | | | | | | |
| **Trees and Hedgerows:**  The proposed extensions would lie in proximity to a mature hedgerow and trees which are protected by virtue of their location within a conservation area. The application form submitted with the application does not state that trees are affected. Furthermore, there is a boundary wall in close proximity and this could result in issues during construction that would impact on root structures. An email was sent to the agent on 11.6.20 advising that we will require an Arboricultural Impact Assessment and Method Statement, to ensure that the work is carried out without detriment to the hedgerow and trees.  Whilst the agent has been given the opportunity to withdraw the application or submit the information required, no response has been received and therefore the application is unacceptable in terms of Core Strategy DME1, DME2 and DMG2 due to lack of information on this matter. | | | | | | | | | | | | | |
| **Highways:**  There are no highway safety implications. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The application fails to provide adequate information to demonstrate that the proposal will not have a harmful impact on mature trees and hedgerows and therefore it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning consent be refused | | | | | | | | | |