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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** |  | **Date:** |  | **Manager:** |  | **Date:** |  |
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| **Application Ref:** | 3/2020/0347 |  |
| **Date Inspected:** |  |
| **Officer:** | JM |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Extensions to side and rear of High Brake House including the demolition and replacement dwelling to 127 Chatburn Road( resubmission). |
| **Site Address/Location:** | 127 and 129 Chatburn Road Clitheroe BB7 2BD |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No objections. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objections raised subject to the imposition of conditions. |
| **United Utilities:** |  |
| No objections. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One letter of representation has been received objecting on the following grounds:* Insufficient parking provision
* The proposal will exacerbate existing parking problems
* Property damage
* Noise and disturbance
* Footpath concerns
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement DMI2 – Transport ConsiderationsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport & MobilityPolicy DME1 – Protecting Trees & WoodlandPolicy DME2 – Landscape & Townscape ProtectionNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:****3/2019/0921:**Extensions to side and rear of High Brake House including the demolition and replacement dwelling to 127 Chatburn Road ( Approved)**3/2018/0155:**Change of use from dwelling to C2 (residential institution) and construction of extension to side to link with High Brake House. (Approved)**3/2016/0881:**Proposed day room extension and front portico (resubmission of 3/2016/0405) (Approved)**3/2016/0405:**Proposed day room extension and front portico. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to both 127 Chatburn Road and High Brake House also located on Chatburn Road. The former is an existing detached C3 bungalow dwelling with the latter being a C2 Residential and Dementia Care Home. The area is predominantly residential in character save that for the existing C2 Care Home; the northern side of Chatburn Road is largely typified by dwellings of two storeys in scale with no predominant architectural language being present in the area. Primary vehicular access for both properties is via Chatburn Road. |
| **Proposed Development for which consent is sought:**Consent is sought for a minor change to a previously approved scheme with the main difference being Consent is sought for an extension to the existing C2 care facility including the demolition of 127 Chatburn Road and the erection of a replacement dwelling. The main change is the increase in width of the extension and the resiting of the detached dwelling closer to the boundary of 125 Chatburn resulting in the dwelling being 2 m nearer to the boundary.The submitted details propose an extension to High Brake house with the extension being located to it south-westerly facing side elevation. It is proposed that the extension will project sideward from the aforementioned elevation by approximately 9.9m. By virtue of the varying topography of the site the extension, from the Chatburn Road frontage, will appear single-storey with the extension having the appearance of a two-storey structure from the rear (north-west) elevation. It is proposed that the extension will accommodate an additional three C2 bedspaces, communal dining area and servery. The extension will interface with the existing building with internal access being provided via an existing circulation core.The submitted details further propose the demolition of 127 Chatburn Road which, from the Chatburn Road frontage, benefits from the appearance of being a bungalow style dwelling. However, given topographical variances on the site, the dwelling benefits from being part single and part two-storey when viewed from the rear. It is proposed that the dwelling be demolished and a two-storey dwelling be erected in its place with the lowering of land-levels also proposed to accommodate the two-storey dwelling. |
| **Principle of Development:**The proposal seeks to extend an existing C2 care facility, in this respect it is accepted that the currently adopted development plan is silent on such matters and therefore Para.11(d) of the National Planning Policy Framework is fully engaged. As such the Framework states that, in relation to decision making, ‘*that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless*: *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole’.*Whilst the Local Planning Authority has no specific policies in respect of C2 accommodation it is considered that the locational aspects of the proposal aligns with the locational aspirations for development within the Borough as embodied within Key Statement DS1 insofar that the proposal is located within a principal settlement.In respect of the remainder of the proposal, given the demolition and erection of a replacement dwelling does not result in the creation of a new residential planning unit, this element of the proposal, notwithstanding other development management considerations, need not be assessed for potential conflict with the Development Strategy for the Borough. |
| **Impact Upon Residential Amenity:**Given the proposed extension and replacement dwelling follow the linear arrangement of the built form fronting Chatburn Road it is not considered that the proposed development will have any undue impact upon properties located directly adjacent to the north-east nor those located to the south-west.A number of residential properties are located directly to the north-west of the proposal site and will benefit from a rear to rear elevational interface. In this respect the submitted details propose interface distances ranging from 24.8m to 25.1m respectively between the proposed dwelling and extension and those properties fronting Colthirst Drive that back on to the site. As such and taking account of the above matters it is not considered that the proposed development will be of significant detriment to the residential amenities of existing or future occupiers. In assessing the resubmission regard should be taken to the extant consent. The property does now encroach nearer to 125 and would have a greater impact. However,the increased impact is not significant enough to warrant a change in recommendation.It is considered that the realignment of the detached dwelling does not significantly impact on the existing residential amenities. |
| **Visual Amenity/External Appearance:**The proposed side extension to High Brake House, when viewed from Chatburn Road, will benefit from a single-storey appearance and as such will appear as a visually subservient addition to the existing building. The extension will be faced in render and coursed stone benefitting from a hipped roof arrangement to reinforce the visual relationship with the main-building which also benefits from a similar roof-form.The proposed replacement dwelling will be two-storeys in height and as such will be a storey higher than the existing building which it seeks to replace. However, the submitted details propose a reduction in the existing land-levels to accommodate the increase in height which will result in the apex of the proposed dwelling being lower than that of the existing. It is also noted that the lowering of the land levels within the curtilage of number 127 will result in the ground levels being commensurate with those found on the neighbouring property to the south-west.It is accepted that the visual proportions and more horizontal emphasis of the proposed replacement dwelling will run counter to the more horizontal proportioning of neighbouring properties, including the proposed extension, however it is not consider that this in isolation would be so harmful to a degree that would warrant the refusal to grant planning permission.Taking the above matters into consideration it is not considered that the proposed extension to the existing facility, nor the proposed replacement dwelling, will be of significant harm to the character, appearance or visual amenities of the area. |
| **Landscape/Ecology:**No implications. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is for the above reasons and having regard to all material considerations including the extant consent and matters raised that the application is recommended accordingly. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |