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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:** | 3/2020/0348 |  |
| **Date Inspected:** | ~ |
| **Officer:** | **HM** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Two storey extension to side. |
| **Site Address/Location:** | **Rose Cottage Sandy Bank Chipping PR3 2GA** |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No objections have been received in respect of this application. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No Highway objections |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No additional representations have been received in respect of the proposed development. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:****DMG1:** General Considerations**DMH5:** Residential and Curtilage Extensions  |
| **Relevant Planning History:**N/A |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application property is an end terrace dwelling located in a small hamlet, approximately 1.1km south of the settlement of Chipping. The site is located within the Forest of Bowland AONB.  |
| **Proposed Development for which consent is sought:**The application seeks consent for the construction of a two-storey side extension measuring approximately 3.2m by 6.9m with a ridge and eaves height of approximately 6.1m and 4.5m respectively.  |
| **Residential Amenity:**The application property is an end terraced dwelling located within a hamlet off a private drive set back from the highway. The proposed two storey extension is located on the northern elevation, due to the proposed development not projecting beyond the front of rear of the application property, the proposal is not considered to result in any negative impact on the residential amenity of the adjoined neighbouring dwellings to the south.  |
| **Visual Amenity:**The proposed two storey rear side extension is considered to be commensurate to the scale of the application property. The proposed extension will be constructed using materials to match the application property and the neighbouring dwellings within the Sandy Bank Hamlet.The proposed development is considered to be commensurate and in keeping with the scale of the host dwelling by virtue of the fact that the proposed 2 storey side extension will be set back from the front elevation and down from the main ridge of the host property. As a result of the commensurate size and matching materials, the proposed development is not considered to result in any significant negative impact on the character or visual amenity of the surrounding AONB and is considered to be in line with the recommendations set out in policy DMG1 of the Ribble Valley Core strategy. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly. |
| **RECOMMENDATION**: | That planning consent be granted  |