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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2020/0803 |  |
| **Date Inspected:** | 05/11/2020 |
| **Officer:** | AB |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | **Approval of all reserved matters including appearance, landscaping, layout and scale following outline planning permission 3/2019/0907 for one new dwelling and associated works.** |
| **Site Address/Location:** | **Land East of Clitheroe Road Barrow BB7 9AQ** |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Application noted. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objections subject to appropriate planning conditions. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations have been received. |
| **RELEVANT PLANNING HISTORY:**3/2014/0725 – Proposed erection of 7 no. dwellings and associated works. Approved with Conditions3/2015/0477 – Variation of condition 2 (to allow for a double rather than a single garage for House Type A Plot 1) on planning permission 3/2014/0725. Approved with Conditions3/2016/0374 – Erection of 9 dwellings and associated works. Approved with Conditions3/2017/0603 – Erection of nine dwellings and associated works. Approved with Conditions3/2019/0907 - Outline application for the erection of one new dwelling and associated works. Approved with Conditions. |
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| **RELEVANT POLICIES:** |
| **Ribble Valley Core Strategy**Key Statement DS1 – Development StrategyKey Statement DS2 – Sustainable DevelopmentKey Statement EN2 – LandscapeKey Statement EN4 – Biodiversity and GeodiversityKey Statement H1 – Housing ProvisionPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic Considerations Policy DMG3 – Transport and MobilityPolicy DME1 – Protecting Trees and WoodlandsPolicy DME2 – Landscape and Townscape ProtectionPolicy DMH3 – Dwellings in the Open Countryside and AONBNational Planning Policy Framework (NPPF) |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Proposed Development for which consent is sought:**This application seeks approval for matters reserved by planning application 3/2019/0907 which granted outline consent for the erection of one new dwelling and associated works at land off Clitheroe Road. The principle of development has been accepted and this application relates to the detailed matters of appearance, layout, landscaping and scale.Parameters for the development were set out at outline stage. The proposals submitted comply with the requirement that the building to be erected should not be more than one storey in height. The maximum height of the building would be approximately 6.3 metres and 2.7 metres to the eaves. The building footprint would measure around 10m x 14m and it would be faced with a mx of stone and render.To the south of the main dwelling is a detached single garage and driveway. |
| **Observations/Consideration of Matters Raised/Conclusion:**The scale of the building proposed is broadly in accordance with the details submitted at outline stage. No details have been provided in relation to external materials and there would be a requirement for material samples to be submitted to the Council prior to their use in the development. It is considered that stone and render to the walls and a slate roof would be acceptable in this location and reflective of local building materials.The County Surveyor has raised no objection to the proposals which would use the existing site access. Two parking spaces are shown on the driveway within the residential plot. The proposed detached garage is considered to be too small to accommodate a vehicle.It is considered that the details submitted in relation to matters of access, appearance, layout, landscaping and scale are acceptable subject to appropriate conditions. Accordingly, it is recommended that the application be approved. |
| **RECOMMENDATION**: | That planning consent be approved. |