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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** |  | **Date:** |  | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** |  |  |
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| **Application Ref:** | 3/2020/0892 |  |
| **Date Inspected:** | 25/11/2020 |
| **Officer:** | **AB** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVED** |
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| **Development Description:** | **Extension to existing agricultural building for livestock.** |
| **Site Address/Location:** | **59 Downham Road, Chatburn, BB7 4AU** |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No observations to make. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objection. |

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| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations have been received. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement EN5 - Heritage AssetsKey Statement EC1 – Business and Employment DevelopmentKey Statement EC3 – Visitor EconomyPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME2 – Landscape and Townscape ProtectionPolicy DME3 – Site and Species Protection and ConservationPolicy DME4 – Protecting Heritage AssetsPolicy DMB3 – Recreation and Tourism Development**National Planning Policy Framework****National Planning Policy Guidance** |
| **Relevant Planning History:**3/2014/0353 – Demolition of outhouse and erection of single storey rear and side extension. formation of new off-road parking and access road. conversion of former cottage (currently garage) to self-contained annexe to main dwelling. Approved with Conditions.3/2015/1029 - Discharge of condition 3 materials of planning permission 3/2014/0353. Approved. |
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| **ASSESSMENT PROPOSED DEVELOPMENT:**  |
| **Site Description and Surrounding Area:**The application site lies within the Tier 2 Settlement of Chatburn and is located within the Chatburn Conservation Area. 59 Downham Road is a detached two storey dwelling of traditional stone construction and was formerly a doctor’s surgery. Adjacent to the main property and in common ownership is a former cottage (now garage) which is the subject of this planning application. This building is the end property of a short-terraced row which includes 53 and 55-57 Downham Road, the latter of which is grade II listed and directly adjoins the garage building. The cottage is constructed from stone with a stone slate roof. |
| **Proposed Development for which consent is sought:**The applicant seeks permission to the change use of the existing building into a single unit of holiday accommodation. The holiday cottage would provide one-bedroom accommodation with bedroom with en-suite at first floor and shared kitchen/living/dining space at ground floor. External alterations to the building include infilling part of the existing garage door opening to create a new door and window. No alterations are proposed to the rear. On the east (side) elevation existing doorways at ground and first floor would be altered to windows and an existing external stairway would be removed.Parking for the unit would be provided within the residential plot of 59 Downham Road with walkable access through an existing side gate between 59 Downham Road and the garage building. |
| **Principle of Development:**Core Strategy Key Statement EC3 ‘Visitor Economy and policies DMG2 ‘Strategic Considerations’ and DMB3 ‘Recreation and Tourism Development’ generally support the creation of new holiday accommodation in the borough subject to a number of conditions. The proposal would be for the creation of small-scale tourism use within the settlement boundary of Chatburn. It would have good access to the highway network and would be within walkable distance of public transport. Therefore, in terms of its location the proposed building is considered entirely suitable for holiday use. |
| **Design and Visual Appearance (including impact on Heritage Assets):**Consideration must be given to the impact of the proposals on the significance of the adjoining listed buildings and Chatburn Conservation Area. Heritage assets may be affected by direct physical change or by change in their setting.Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.Section 72(1) places a statutory duty upon the LPA to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.A Heritage Statement supports the application. The author considers no.59 Downham Road and the existing garage building to be non-designated heritage assets and the garage is deemed to have a neutral, or minor negative, impact on the character of the Conservation Area. It is noted that whilst the building is cohesive with the rest of the row in terms of form and materials, the garage doors are anomalous within the streetscene.Regarding the attached listed buildings, 55-57 Downham Road, their significance is considered to derive from their historic and architectural significance.It is proposed to remove the garage doors and rebuild the opening in matching coursed rubble limestone. The front elevation would be altered to replicate the appearance of nos. 55 and 57. All new windows would be timber casement windows. Having regard to the above, the proposals would continue the architectural character of the row and would have no adverse impact of the setting of the adjacent listed building or the Conservation Area, according with the requirements of Core Strategy Key Statement EN5 and Policy DME4 subject to appropriate planning conditions. In addition to this, there remains extant planning consent for conversion of the building to a residential annex with similar alterations to the building main façade and this is a material planning consideration. |
| **Observations/Consideration of Matters Raised/Conclusion:**As submitted, the proposal included the creation of a detached garden area for use by guests. This area was to be located within part of the existing residential garden of 59 Downham Road and guests would have been required to walk along Downham Road, in the carriageway, due to the lack of footpath provision. Furthermore, no dedicated off-street parking was proposed.Following concerns raised by the Highway Officer, the garden area has been removed from the proposed scheme. As such, guests would not have access to any private external amenity areas however this is not considered a fundamental requirement for a development of this type which is short-stay holiday accommodation. It has also been agreed that parking for the holiday unit would be provided within the plot associated with 59 Downham Road with access through an existing side gate. This does not raise any highway safety concerns. The cobbled area in front of the garage would be altered to provide an extension to the existing footway along Downham Road. This would discourage guests from parking in front of the cottage along Downham Road, something that the Highways Officer wishes to prevent due to existing amounts of on-street parking which results in some traffic congestion/conflict between vehicles travelling in opposite directions along Downham Road.The existing first floor window in the rear elevation would overlook the garden of the adjacent property. As such the window, which would serve the bedroom, would be conditioned to be obscured glazed and non-opening to a height of at least 1.7m above finished floor level. This would prevent any loss of privacy and the bedroom is also served by a window on the front of the building.A bat roost assessment report has been submitted and confirms that no evidence was found to suggest bats are roosting within the building and the building is considered to have negligible potential for roosting bats.ConclusionHaving regard to the above, the proposed conversion of the garage building to a single unit of holiday accommodation would accord with the Council’s policies which support new tourism accommodation in the borough. The proposals would not result in any harm to the significance of heritage assets and as such it is recommended that the application be approved subject to appropriate planning conditions. |
| **RECOMMENDATION**: | That planning consent be granted. |