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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 1/3/2021 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2021/0013 |  |
| **Date Inspected:** | 1/2/2021 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approval |
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| **Development Description:** | Proposed two storey extension above the garage and conversion of the attic into a master bedroom. |
| **Site Address/Location:** | School House Farm, Osbaldeston Lane, Osbaldeston. BB2 7LT |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Osbaldeston Parish Council have no objections. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| LCC Highways consulted on 25/1/21 – requested an amended site plan showing alternative parking arrangement due to creation of additional bedroom.  |
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| RVBC Countryside: |
| Site visit and tree inspection conducted by Alex Shutt on 4/2/21 – initially requested that the applicant submit an Arboricultural Impact Assessment. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations have been received in respect of the application. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 – Development StrategyKey Statement DS2 – Presumption in Favour of Sustainable DevelopmentPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DME2 - Landscape and Townscape ProtectionPolicy DMH5 – Residential and Curtilage Extensions**NPPF** |
| **Relevant Planning History:**No recent planning history relevant to the determination of the planning application. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a detached farmhouse property in Osbaldeston. The property is constructed from coursed natural stone with a white render finish, natural blue slate tiles and brown stained timber windows and doors. The surrounding area is largely rural and is characterised by detached bungalow properties, cottages and farmsteads. |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a two-storey side extension and conversion of the property’s attic into a master bedroom. Plans from the proposal indicate that the two-storey extension is to be built directly above the property’s existing garage however this will be subject to the structural integrity of the garage. In the event of being deemed unstable to support the proposed extension, the existing garage is to be demolished and the proposed extension will be constructed from the ground floor level. |
| **Principle of development:**The proposal is a domestic extension to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. |
| **Residential Amenity:**The proposal will incorporate three additional windows to the existing structure on its North-west and South-east elevations. The additional first floor window on the North-west elevation will form part of a dressing room which will look into the grounds of Sharples Farm. This property is located approximately 70 metres away to the North-west and as such will not experience any significant loss of privacy as a result of the aforementioned window. The other two windows will be of an obscure glazed design and will form part of en-suite rooms on the property’s North-west and south-east elevations respectively and as such will not significantly impact upon existing levels of privacy.The two storey side extension will be sited approximately 20 metres away from the nearest property to the East and as such will have no significant impact upon natural light or outlook for the neighbouring residents. |
| **Visual Amenity:**The physical composition of the two-storey side extension will relate to the existing structure of the main property in as much that the extension’s eaves and roof pitch height will match those on the primary dwelling. The extension is to be constructed from coursed natural stone with a white render finish, natural blue slate tiles and brown stained timber windows and doors which will further facilitate visual integration with the main dwelling. The proposed extension will be viewable from the North-eastern end of Osbaldeston Lane and from the neighbouring property of Oak Lea and as such will have some impact on visual amenity. However, the proposal’s overall impact on the wider area will remain minimal by virtue of it’s siting on the side elevation of the main property which faces away from the main village centre towards an isolated cluster of houses several hundred metres to the Northeast. Moreover, the front elevation of the extension will be set back behind the front elevation of the main house which will further reduce any visual impact upon the existing street scene. |
| **Landscape/Ecology:** A bat survey conducted at the proposal site on 12/1/21 found no evidence of any bat related activity however the garden vegetation and ivy on the adjacent property was found to offer high potential for nesting birds during the nesting season. As such, the applicant has been advised to avoid carrying out any proposed works between the months of February and September with a further advisory to establish an exclusion zone in the event of discovering any nesting birds during construction.The proposal site also contains a sizeable Yew tree in its rear garden which is in close proximity of the proposed extension. Following a site visit and tree inspection by the Council’s Countryside Officer on 4/2/21, it was concluded that there was considerable potential for this tree to be affected as a result of the proposal as the proposed works may involve ground excavation activities. As such, the aforementioned tree is to be retained through the use of temporary fencing and ground protection measures which will be implemented prior to any development through the use of additional planning conditions. |
| **Highways:** LCC Highways responded to the proposal on 17/2/21 with a request for the applicant to provide an amended site plan showing off-street parking for 3 cars due to the proposed addition of an extra bedroom in the proposal.The applicant responded with an amended site plan showing off-street parking for 3 cars within the North-eastern area of the property’s front curtilage. The amended site plan included a third off-street parallel parking space measuring 3.05 x 4.5 metres however this was deemed to be insufficient by LCC Highways who responded with the following comments: *“Whilst the widths of the parking spaces aren’t an issue, a length of 4.5 metres for parallel parking is substandard and will require at least 6 metres.”*The applicant has since responded with an amended site plan showing a proposed third off-street parking space within the North-western area of the property’s curtilage which would meet with the recommendations of LCC Highways however this would result in the loss of a lawned area, stone wall, individual tree and numerous bushes.The above features are typical of other front gardens along Osbaldeston Lane and the surrounding area therefore it is considered that the introduction of a hard standing area for vehicle parking would be an incongruous addition to the existing pattern of housing which would have a significant visual impact upon the character of the surrounding area.Moreover, the conversion of this area into an area of hard standing would be contrary to Policy DME2 of the Ribble Valley Core Strategy whereby the loss of individual trees, traditional materials such as stone walls and other features which contribute to a landscape’s character is only deemed to be justifiable in exceptional circumstances.Furthermore, with regards to highway safety and development, paragraph 109 of the NPPF states that:*“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.*The original amendment to the proposed site plan falls marginally short of LCC Highways guidelines however it is not considered that its implementation would result in an unacceptable or severe impact on highway safety therefore in this case the original amendment to the site plan is considered to be sufficient. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposed works would have any detrimental impact upon residential amenity, nor is considered that the works would have any significant impact upon visual amenity. The layout of the proposed parking arrangement falls marginally short of LCC Highways guidance however in this case its impact is not considered severe enough to warrant a refusal of the application or the loss of traditional features which contribute to the character of the surrounding area.It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning permission be granted. |