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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:** | | | 3/2021/0620 | | | | | |  | | | | |
| **Date Inspected:** | | | 26/02/21 (previous approval) | | | | | |
| **Officer:** | | | **RB** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Amendment to planning application 3/2021/0312 proposed changes to roof design at the rear of the garage extension (removal of rear hip) | | | | | | | | |
| **Site Address/Location:** | | | | | 31 Aspen Crescent, Barrow, BB7 9ZL | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments within Consultation Period | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **N/A** | | | | |  | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No representations received within the consultation period. | | | | | | | | | | | | | |
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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:**  3/2021/0312- Proposed rear extension of the existing single detached garage for the purpose of office/gym/summerhouse- Approved with Conditions | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Location:**  The application property is detached dwelling located in Barrow. The application site benefits from a garden to the front and private garden to the area with a detached garage to the rear. The application relates specifically to the detached garage. The application site is not within any areas of designated interest. Consent has been granted for an extension to the rear of the garage under ref 3/2021/0312. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for an amendment to the approved garage extension specifically change from a hipped roof at the rear of the extension to a gable. The gable will have a maximum height of 4m. | | | | | | | | | | | | | |
| **Residential Amenity:**  As the amended proposal relates to changes to the rear of the garage extension the neighbour with the most potential to be affected by the amendment is the neighbour to the rear (south) of the site.  The neighbours to the south of the site are approximately 12m from the rear boundary of the application dwelling therefore there will be 12m from the rear wall of the proposed extension. Due to this separation distance and the ridge height remaining at approximately 4m it is considered that the amended development will share an acceptable relationship with this neighbour.  The application property no 29 Aspen Crescent is to the east of the site and the extension extends along the boundary of this neighbour. It is considered that the proposed changes to the roof would not be detrimental to the residential amenity of this neighbour as the roof height has not increased and the difference in built form along this boundary is marginal when compared with the approved. | | | | | | | | | | | | | |
| **Visual Amenity:**  The proposes changes relate to the rear of the garage and the roof height would not increase. The garage would therefore continue to remain subservient to the main dwelling. As such it is considered that the amendment from hip to gable at the rear of the garage will have minimal impact on the visual amenity of the area. | | | | | | | | | | | | | |
| **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 | | | | | | | | | |