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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 30/7/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0642 | | | | | |  | | | | |
| **Date Inspected:** | | | 22/7/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed replacement porch and rendering of front (north-west) elevation of the existing house. | | | | | | | | |
| **Site Address/Location:** | | | | | 8 Back Lane, Rimington. BB7 4EL | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Rimington and Middop Parish Council consulted by email on 25/6/21 - no response. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| None. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| Two objections have been received in respect to the application. These objections are summarised as:   * Impact of the proposal upon highway safety   The above objections are addressed in the corresponding section of the report below. | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Key Statement DS1 – Development Strategy  Key Statement DS2 – Presumption in Favour of Sustainable Development  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2019/0777:**  Proposed two storey extensions to rear and front and a single storey side extension (Refused – dismissed on appeal)  **3/2019/1020:**  Application for the discharge of condition 68 (surface water regulation system and means of disposal) from planning permission 3/2015/0895 (Approved)  **3/2020/0708:**  Proposed two storey extension to rear including an extension of the flat-roof, single-storey garage. Single storey extension to side. Resubmission of application 3/2019/0777 (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a link detached property in Rimington. The property consists of stone, concrete roof tiles and timber windows. The property is situated amongst a cluster of similar looking stone based properties located off a quiet country lane with a large area of open countryside to the periphery. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a front porch and rendering to the property’s North-western front elevation and North-eastern side elevation. | | | | | | | | | | | | | |
| **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 proposed porch includes a window which would face towards the side elevation of No. 10 however given that this area is already viewable and that the porch would not be used as a habitable space it is not considered that the proposed works would lead to any loss of privacy for the neighbouring residents.  The porch would have a relatively small outward projection of 2 metres and would be sited approximately 5 metres from the adjacent neighbouring residents of No. 6 and No. 10 Back Lane therefore it is not anticipated that the proposed works would lead to any loss of natural light or outlook for any neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity:**  The porch would have an eaves and roof pitch height of 1.8 and 2.7 metres respectively making it wholly subservient to the primary dwelling in terms of height. The porch would have an outward projection and width of 2 and 2.8 metres respectively and as such would comprise a relatively small footprint.  The porch would be visible to the residents of No. 6 and No. 10 Back Lane and in many respects extensions to the front of a property may not always be appropriate due to the increased visual impact however in this case the porch would be set well back from Rimington Lane and Back Lane and sited within a cul-de-sac away from the public realm which would significantly reduce the visual impact of the proposal.  Furthermore, the porch would be constructed from natural sandstone and would comprise a gabled roof design, both of which would match the external features and roofscape of the main property. As such, it is not considered that the proposal would have any adverse impact upon the visual amenities of the immediate and surrounding area. | | | | | | | | | | | | | |
| **Ecology:**  A bat survey conducted at the proposal site on 5/8/19 found no evidence of any bat related activity. This survey was recently reviewed by the Council’s Countryside officer who has since deemed the survey to be sufficient for the purposes of supporting the current application. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways were not formally consulted on the proposal however following concerns raised by neighbouring residents in relation to vehicular access and highway safety LCC Highways were consulted via email.  No objections were raised by LCC Highways with regards to the proposal subject to further clarification from the applicant that no alterations would be made to an existing boundary wall which fronts the property’s driveway. The applicant has since confirmed that the existing wall will not be extended or repositioned in any way as part of the proposed works. Accordingly, it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The proposal does not raise any concerns with regards to residential amenity in as much that the proposed works would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.  Furthermore, it is not considered that the proposed porch which would be modest addition to the existing property would have any adverse impact upon the visual amenities 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. | | | | | | | | | |