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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **8.10.21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **8/10/2021** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0657 | | | | | |  | | | | |
| **Date Inspected:** | | | Various | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed boundary treatment to dwelling house approved under planning approvals 3/2019/1130 and 3/2020/0331 (Variation of Condition). | | | | | | | | |
| **Site Address/Location:** | | | | | 10 Sawley Road Chatburn BB7 4AS | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No objections – subject to technical conditions | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DMH5: Residential and Curtilage Extensions** | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2021/0460 - Proposed non-material amendment to planning approval 2020/0331 to allow the omission of a ground floor window on the north east elevation, rebuild garage but shorter in length and minor level changes - Approved  3/2020/0331 - variation of conditions 2 (Approved plan) and 3 (Materials) of application 3/2019/1130 to allow substitution of approved plans for re-building existing walls from the retained ground level using materials reclaimed from the existing walls. – Approved  3/2019/1130 - Conversion of existing filling station to a three-bedroom dwelling.  3/2017/0355 - Demolition of existing buildings and erection of a two storey detached dwelling house including garage, drive, garden and existing access. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The site is located at the corner of Sawley Road and Ribblesdale View within Chatburn settlement boundary. It was a former filling station and is currently being redeveloped as a dwelling.  Residential properties surround the site on this side of Sawley Road and directly opposite there is a school and church. The site lies just outside the conservation area boundary. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for boundary treatment to the new dwelling in the form of a stone wall with railing inserts and metal gates. | | | | | | | | | | | | | |
| **Principle of Development:**  The application is considered acceptable in principle forming part of a new development for a dwelling. This is subject to a consideration of the material planning issues and having regard to sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires LPAs to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed wall and railings is to the front boundary of a private dwellinghouse and will not have a detrimental impact on any adjacent neighbours. It will provide privacy and security for the occupants of the new dwelling. | | | | | | | | | | | | | |
| **Visual Amenity:**  The new dwelling has its outdoor amenity space to the front of the property which is set at a 45 degree angle to Sawley Road. The application is for a stone wall with railings inserted in the gaps which is a total height of approx 1.8 metres high, the lower portions of stone wall are approx. 1.2 metres high with pillars to support the railings and on the side facing the private access to some garages, between the house and garage, the wall will be solid on sloping land. The side and rear wall of the dwelling itself forms the side and rear boundary to Ribblesdale view  It is considered that following receipt of amended plans which simplified the design, and taking into consideration that the area to the front is the only outdoor space to this property and the orientation, that the visual impact is acceptable. The railing panels will ensure that the boundary has a more open appearance and will not be an over oppressive feature that would be detrimental to the street scene. It is noted that most boundary treatments in the area are lower however the wall will be stone to match the prevailing materials in the area and this is an individually designed property.  It is considered that the character of the adjacent conservation area will be maintained. | | | | | | | | | | | | | |
| **Highways:**  LCC highways have no objections to the proposal as it is accessed via a private track but request that a condition is imposed to ensure that visibility splays are maintained. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  Having regard to the duties in respect of conservation areas and the other material planning considerations it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |