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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 28/10/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0687 | | | | | |  | | | | |
| **Date Inspected:** | | | 18/10/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed structure (open with back and sides) for a hot tub and bar/seating area in the rear garden. | | | | | | | | |
| **Site Address/Location:** | | | | | 25 Middle Lodge Road, Barrow. BB7 9XS | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Barrow Parish Council consulted by email on 20/9/21 – no response. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| None. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
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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 DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2013/0771:**  Proposed residential development of 102 dwellings (including twenty affordable units) (Approved) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property in Barrow. The property consists of brick, concrete roof tiles and white PVC doors and windows. The proposed garden structure would be sited at the far Southern extent of the property’s rear garden. The surrounding area is residential comprising numerous detached dwellings within with a recently constructed housing development. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a timber based garden structure which would house a hot tub and bar / seating area. | | | | | | | | | | | | | |
| **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 garden structure would be used to house a seating area and hot tub, neither of which would provide any new opportunities for overlooking beyond the property’s rear garden when occupied. Furthermore, the garden structure would not consist of any raised platform. Accordingly, it is not considered that the proposed works would lead to any loss of privacy for the neighbouring residents.  The garden structure would be situated approximately 10 metres away from the nearest neighbouring properties of No. 23 and 27 Middle Lodge Road therefore it is not anticipated that the proposal would have any adverse effect upon natural light provision or outlook for any neighbouring residents.  The garden structure would be used in relation to recreational activities associated with the current use of the property’s rear garden therefore disturbances in relation to increased noise are not anticipated. | | | | | | | | | | | | | |
| **Visual Amenity:**  The garden structure would incorporate a lean-to roof design with a maximum height of 2.4 metres making it wholly subservient to the primary dwelling in terms of height. The outbuilding would span almost the entire width of the property’s rear garden however it would have a relatively modest depth of 3 metres covering roughly one third of the rear garden’s ground floor area. As such, it is not considered that the garden structure would be over dominant in terms of its footprint.  The garden structure would be sited to the rear of the property away from the public realm where it would only be partially viewable from the rear elevations of No. 21, 23, 27 and 29 Middle Lodge Road therefore the visual impact of the proposal would be minimal.  Furthermore, several properties on the South-western side of Middle Lodge Road comprise garages and sheds within their rear curtilages and gardens therefore the proposed garden structure would not be an anomalous addition to the existing pattern of development. As such, it is not considered that the proposal would have any adverse impact upon the visual amenities of the area. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal however given that the proposed works would not affect the property’s existing parking 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, outlook or noise disturbances for any neighbouring residents.  Furthermore, it is not considered that the proposed garden structure would have any adverse impact upon the visual amenities of the surrounding area.  No objections have been received in respect of the application however comments from two residents have been made with regards to the ownership of land situated immediately to the South of the proposal site. These comments are noted however the issue raised is not considered to be relevant to the proposal and as such cannot be assessed as part of the application.  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. | | | | | | | | | |