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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** |  | **Date:** |  | **Manager:** |  | **Date:** |  |
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| **Application Ref:** | 3/2021/0694 |  |
| **Date Inspected:** | 04/10/21 |
| **Officer:** | JM |
| **DELEGATED ITEM FILE REPORT:**  | **APPROVAL** |
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| **Development Description:** | Proposed alterations to relace flat roof with pitched roof garage and change garage to bedroom |
| **Site Address/Location:** | 96 Mellor Brow Mellor |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No response received in respect of the application. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** |  |
| No objection based on additional information confirming the property remains as a 3 bedroom dwelling |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No representations have been received in respect of the proposed development. |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General ConsiderationsPolicy DMG5 – Residential and curtilage extensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**No recent planning history directly relevant to the determination of the application. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates a detached dwelling bungalow located with vehicle access from Mellor Brow and occupies an elevated position in a predominantly residential area.  |
| **Proposed Development for which consent is sought:**The proposal seeks consent for the erection of a pitched roof gable in lieu of the existing flat roof and replacement of garage door with a near fully glazed opening. The materials are rendered walls , concrete tiled roofs with a glazed full height window. |
| **Impact Upon Residential Amenity:**Taking account of the nature of the proposed works and their relationship with nearby residential receptors, it is not considered that the proposal will have any significant nor measurable detrimental impact upon exist residential amenity by virtue of a loss of light, overbearing impact or loss of privacy. The immediate adjacent property has a car port to the side which is not impacted by this proposal. Although the introduction of glazing in the proposed bedroom there will be limited overlooking dure to the distance between the properties as well as the main carriageway.In terms of highway conditions 2 parking spaces remain within the existing driveway but there is no turnabout space. Based on the fall back position that the use itself could not be controlled it would not be reasonable to insist on requiring such a facility but there is scope to create a turning space within the front garden. |
| **Visual Amenity/External Appearance:**The proposed materials match the existing building and are acceptable. |
| **Landscape/Ecology:**No implications. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is for the above reasons and having regard to all material considerations including a restrictive condition limiting the number of bedrooms to the fall back position of 3 the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |