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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** |  | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2021/0713 |  |
| **Date Inspected:** | 13/10/2021 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | Approval |
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| **Development Description:** | Proposed garden room and first floor bedroom extension. |
| **Site Address/Location:** | The Old Blacksticks, Blacksticks Lane, Chipping. PR3 2WL |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Consulted on 13/9/21 – 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 Key Statement EN2 – Landscape Policy DMG1 – General Considerations Policy DMG2 – Strategic Considerations**NPPF** |
| **Relevant Planning History:****3/2003/0527:**Change of use of agricultural land to fishing lake, former shippon / workshop to holiday bungalow and restaurant to 2no. Dwellings including associated parking, garages and landscaping (Refused)**3/2004/0283:**Change of use of agricultural land to fishing lakes, of former shippon/workshop to holiday bungalow & of restaurant to two holiday bungalows. Associated parking & landscaping. Re-submission (Approved)**3/2006/0519:**Extension of house into former restaurant (approved)**3/2008/0558:**Replacement dwelling and change of use of agricultural land to residential curtilage to facilitate access alterations (Approved)**3/2009/0684:**Replacement dwelling (revised submission following grant of planning permission 3/2008/0558P) (Approved)**3/2019/0408:**Erection of new garage with loft storage (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to detached property in Chipping. The property consists of stone, slate roof tiles and timber doors and windows. The surrounding area is predominantly rural comprising a mixture of scattered farmsteads and stone based dwellings situated within a large area of open countryside. |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a rear single storey garden room extension and first floor bedroom extension. |
| **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.The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty therefore consideration will also be given towards the effect of the proposal on the visual character of the surrounding landscape. |
| **Residential Amenity:**The proposed first floor bedroom extension and single storey garden room extension would both be sited on the property’s rear elevation which faces into the property’s rear garden and out towards a vast expanse of open countryside. Furthermore, the property’s Southern elevation faces away from the nearest neighbouring properties which are located approximately 140 metres away to the North-west. Accordingly, the proposed works would not pose any issues with regards to loss of privacy, light or outlook for any neighbouring residents. |
| **Visual Amenity / Landscape:**The first floor extension would be sited on the same footprint as the property’s existing porch / balcony with its roof pitch set well below the roof pitch of the main property and its eaves adjoined with the existing eaves of the dwelling. The proposed garden room extension would comprise a relatively modest footprint in relation to the footprint of the main property in as much that it would have an outwards projection and width of 3.6 and 7 metres respectively. The garden room extension would incorporate a lean to roof design which would adjoin to the eaves of the main property with its own eaves set considerably lower at 2.4 metres. As such, both the first floor extension and garden room extension would be wholly subservient to the dimensions of the main property.Each of The extensions would be partially visible from a public footpath situated to the South-west of the property however given that the extensions would be sited to the rear of the property which itself is sited in a remote location the overall visual impact of the proposed works would be minimal. Accordingly, it is not considered that the proposal would have any undue impact upon the visual amenities of the area.The proposal lies just within the Forest of Bowland Area of Outstanding Natural Beauty. With regards to development in the AONB, Key Statement EN2 of the Ribble Valley Borough Council Core Strategy states that: ‘*The Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.’* The proposed first floor extension would consist of random stone and slate roof tiles which would match the external features of the main property and other dwellings of the surrounding area which underpin the character of the surrounding landscape. The garden room extension would primarily be a glazed based feature however this would not be at odds with the external appearance of the property in as much that the Western gable end of the property forming a leisure room already comprises extensive sections of glazing on all of its elevations. Furthermore, the property is a modern replacement dwelling constructed in 2009 therefore no aspect of the proposed development would be harmful to the original character of the dwelling.As such, the proposed works are considered to be in accordance with Key Statement EN2 in as much that the proposal would not detract from or have any undue impact upon the character of the surrounding AONB landscape.  |
| **Ecology:** No ecological constraints were identified in relation to the proposal however a number of recommendations were made in the supporting ecological survey with the aim of achieving a net gain for biodiversity. As such, these recommendations will be implemented by way of an additional planning condition.  |
| **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 arrangement it is not considered that the proposal would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**It is not considered that the proposal would have any undue impact upon residential amenity for any neighbouring residents, nor is it considered that the proposed works would be overly dominant or harmful to the visual amenities of the surrounding area. Moreover, it is not considered that the proposal would have any undue impact upon the aesthetic character of the surrounding AONB landscape. 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. |