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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** |  | **Date:** |  | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** |  | **Photos uploaded** |  |  |
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| **Application Ref:** | 3/2021/0813 (PA) |  |
| **Date Inspected:** | 7/9/2021 |
| **Officer:** | **AD** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **Approval** |
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| **Development Description:** | The removal of existing garden shed and greenhouse and the construction of a combined shed/greenhouse in the same location. |
| **Site Address/Location:** | **Grove House Malt Kiln Lane (Brow) Chipping Preston PR3 2GP** |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comments received. |
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| **RVBC Countryside:**Tree protection condition suggested. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| None received. |
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| **RELEVANT POLICIES:** |
| Planning (Listed Buildings and Conservation Areas) Act 1990. ‘Preservation’ in the duties at sections 66 and 72 of the Act means “doing no harm to” (*South Lakeland DC v. Secretary of State for the Environment* [1992]).Ribble Valley Core Strategy:Key Statement EN5 – Heritage AssetsKey Statement EN2 – LandscapePolicy DME4 – Protecting Heritage AssetsPolicy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DME2 - Landscape and Townscape ProtectionPolicy DMH5 – Residential and Curtilage Extensions National Planning Policy Framework (NPPF)National Planning Policy Guidance (NPPG) |
| **Relevant Planning History:**Application 3/2020/0141 - Repair and renew, like for like, damaged cast iron guttering/downpipes at front of kitchen and main dwelling. Replacement of black PVC downpipe adjacent to front door with cast iron equivalent. Rationalise arrangement of pipes and hopper above/adjacent to front door to reduce visual impact if possible. Removal of cement based repair mortars with hand tools and repoint worn lime mortar joints to match existing lime mortar using traditional methods. Installation of traditional style glass roofed veranda to side of main dwelling. Installation of a glass roofed link between kitchen and wash house to allow secure dry route between buildings. LBC granted 17/4/2020.3/2019/0551 - Demolition of existing lean-to garage and potting shed and replacement with double garage with workshop and storage above. Construction of single storey extension to side and single-storey glazed link between the existing kitchen and wash house. Re-point with lime mortar and repair and replace cast-iron guttering (like for like). PP refused 7/8/19.3/2019/0401 - Fell leyland cypress. Granted 4/6/2019. |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**Grove House was Grade II listed on 10/9/19. It is a house, built in the late C18 by the owners of Kirk Mill, extended in the mid- to later C19.Grove House is very prominently sited adjoining Malt Kiln Lane. It is within the Forest of Bowland AONB. |
| **Proposed Development for which consent is sought:**Planning permission is sought for the demolition of the existing brick built garden shed and greenhouse (post-1963) and the construction of a slightly larger shed/greenhouse on the footprint. |
| **Impact upon the character and appearance of Kirk Mill Conservation Area, the setting of listed buildings and the cultural heritage of the Forest of Bowland AONB:**The existing building is constructed in modern materials, has a utilitarian design and post-dates textile production at Kirk Mill. It has little significance and its removal is acceptable.The proposed building is sympathetic to its historic surroundings in size, materials (condition suggested to establish meaning of ‘slate style’ roof and establish material of window surrounds) and location and is acceptable.  |
| **Landscape/Ecology:**The applicant has referred to application 3/2019/0401. Whilst felling has not taken place within the prescribed period of consent (and the tree is shown to be retained on the proposed plans), he still intends to fell the tree adjacent Kirk Mill Barn and has submitted a new application in this regard. Tree protection during works does not appear necessary. |
| **Observations/Consideration of Matters Raised/Conclusion:**Therefore, in giving considerable importance and weight to the duties at section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF and Key Statement EN2 and EN5 and Policies DME4, DMG1 and DMH5 of the Ribble Valley Core Strategy it is recommended that planning permission be granted. |
| **RECOMMENDATION**: | That planning permission be granted subject to conditions. |