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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 13/10/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0854 | | | | | |  | | | | |
| **Date Inspected:** | | | 9/9/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single storey extension to north elevation. | | | | | | | | |
| **Site Address/Location:** | | | | | Darwens Farm, Chipping Road, Chaigley. BB7 3LT | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Aighton Bailey and Chaigley Parish Council consulted – 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:**  **3/2004/0101:**  Alterations/extensions to existing dwelling (Refused)  **3/2004/0612:**  Alterations and extensions to existing dwelling (Approved)  **3/2004/1126:**  Construction of detached garage (Approved)  **3/2005/0239:**  Single-storey extension adjacent to north gable elevation (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to detached farmhouse property in Chaigley. 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 single storey rear 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 proposal would incorporate a set of bi-folding doors on its rear North-eastern elevation and windows on its North-western and South-eastern side elevations. The doors and windows of the extension would solely provide views into the property’s sizeable rear garden which is not adjoined by any other properties therefore it is not considered that the proposed works would provide any new opportunities for overlooking into private areas.  The proposed extension would be sited to the rear of the existing dwelling approximately 90 metres away from the nearest neighbouring property therefore no loss of light or outlook is anticipated as a result of the proposed works. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The proposed extension would have an eaves and roof pitch height of 2.6 and 4.0 metres respectively making it wholly subservient to the main property in terms of height. The extension would span just over half the width of the main property with a relatively small outward projection of 4.6 metres therefore the proposal would be a modest addition to the existing property. Moreover, the visual impact of the proposed works would be minimal in as much that the extension would be sited to the rear of the property where it would only be partially publicly visible from Bailey Bank and Chipping Road. 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 rear extension would consist of random stone, slate roof tiles and timber doors and windows, all of 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. 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. | | | | | | | | | | | | | |
| **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 proposal would be overly dominant or harmful to the visual amenity 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. | | | | | | | | | |