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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 18/10/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0855 | | | | | |  | | | | |
| **Date Inspected:** | | | 16/9/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed erection of a single storey extension to form porch and utility. | | | | | | | | |
| **Site Address/Location:** | | | | | Hill House Farm House, Sawley Road, Grindleton. BB7 4QS | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Grindleton Parish Council have no objections. | | | | | | | | | | | | | |
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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  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/2000/0648:**  Erection of a conservatory (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a farmhouse property in Grindleton. The property consists of stone with render, slate roof tiles and white UPVC doors and windows. The proposal site is situated within an isolated cluster of agricultural buildings and stone based dwellings with a large area of open countryside to the periphery. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a front extension to form a porch and utility room. | | | | | | | | | | | | | |
| **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 extension would incorporate windows on its North-eastern side elevation which would solely provide views into the property’s front curtilage therefore it is not considered that the proposal would compromise existing privacy levels.  The South-western side elevation of the extension would be located approximately 4 metres away from the adjacent neighbouring property of Hill House Cottage which contains windows on its front elevation however desktop analysis shows the outward projection of the extension to be wholly compliant with the 45 degree test in relation to the neighbouring windows. Accordingly, it is not anticipated that the proposed works would lead to any loss of natural light or outlook for the adjacent neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The front extension would have an eaves and roof pitch height of 2.7 and 4 metres making it wholly subservient to the main property in terms of height. The extension would comprise a relatively small footprint in comparison to the main property in as much that it would have an outwards projection and width of 3.8 and 4.2 metres respectively.  As a general rule extensions to the front of a main property may not always be appropriate due to their increased visual impact however in this case the extension would be relatively modest in size and would remain predominantly screened behind an existing garage and small tree line. Furthermore, the extension would be sited within an isolated cluster of buildings which lie outside of any defined settlement. As such, it is not considered that the proposal would have any adverse impact upon visual amenity.  The proposal lies 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 stone, slate roof tiles and UPVC windows, all of which would match the external features of the main property and other dwellings within the immediate grouping of houses which underpin the wider 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. | | | | | | | | | | | | | |
| **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:**  The proposal does not raise any concerns in relation to residential amenity in as much that the proposed works would not lead to any loss of privacy, natural light or outlook for any neighbouring residents.  The porch and utility room extension would not be an over dominant feature and would merge well with the external features of the main dwelling without having any undue impact upon visual amenity.  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. | | | | | | | | | |