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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 14/10/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0861 | | | | | |  | | | | |
| **Date Inspected:** | | | 9/9/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
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| **Development Description:** | | | | | Proposed replacement boundary treatment along the south-western access point to Clough Lane replacing a timber fence with a stone wall. | | | | | | | | |
| **Site Address/Location:** | | | | | Loud River Barn, Clough Lane, Chipping. PR3 2TP | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Thornley-with-Wheatley Parish Council have no objections. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| SABIC UK consulted on 25/8/21 - no objections to the proposed works subject to the following guidance being adhered to:  *“The proposed construction appears to be located at the edge of the outer zone of the Major Accident Hazard Pipeline as defined by the HSE development control guidelines…I would advise that the developer must consult SABIC should any work within 50 metres (notification zone as required by operators of Major Accident Hazard Pipelines) is to be carried out, as this would need approval from ourselves before any work is commenced.”* | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| One objection has been received in respect to the application. This objection is summarised as:   * Impact of the proposal upon visual amenity   The above objection is addressed in the corresponding section of the report below. | | | | | | | | | | | | | |
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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:**  **3/2000/0435:**  Conservatory at rear (Refused)  **3/2004/0003:**  Proposed garden room/orangery to rear elevation (Withdrawn)  **3/2004/0125:**  Erection of hen cabin (Approved)  **3/2004/0284:**  Proposed garden room to side elevation and alterations to existing cart door. Re-submission (Approved)  **3/2006/0256:**  Garage (Approved)  **3/2007/0610:**  Alterations to existing dwelling comprising enlargement of existing garden room and enlargement of existing rear door opening (Approved)  **3/2021/0732:**  Certificate Of Lawfulness for a proposed replacement boundary treatment along the south-western access point to the property. The proposed new stone wall is to be built at the same height as the previous timber fence structure and will not exceed the height. The proposed new stone wall is to be rebuilt in the same location and no closer to the highway than the original means of enclosure. (Withdrawn) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to detached property in Chipping. The proposal involves the replacement of an existing timber fence which forms the South-western boundary of the property’s residential curtilage. The existing timber fence would be replaced by a stone wall of equal height. The existing timber fence is also fronted by a planter and smaller 0.5 metre high stone wall both of which would be demolished and rebuilt in order to accommodate the construction of the higher replacement stone wall. 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 1.5 metre high stone wall which would replace the property’s existing 1.5 metre high timber fence. The applicant wishes to replace the existing timber fence with a stone wall due to the dilapidated and unstable condition of the existing fence. The erection of a replacement fence of equal height does not normally require planning consent however in this instance permitted development rights were removed from the property as part of planning application 3/1988/0424 therefore the proposed works cannot be implemented without planning consent. | | | | | | | | | | | | | |
| **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 stone wall would have an identical layout and height to the property’s existing timber fence therefore no issues with regards to loss of privacy, loss of outlook or overshadowing are anticipated as a result of the proposed works. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  As stated above, the replacement wall would be identical to the existing timber fence in terms of its siting, length and height therefore it is not considered that the proposed wall would be an over dominant feature. The wall would integrate well with the surrounding infrastructure in as much that it would be constructed from reclaimed local stone which would merge well with the adjoined smaller 0.5 metre high stone planter wall, garden gateposts and internal stone walls within the property’s garden. Accordingly, it is not anticipated that the proposed works would adversely impact the visual amenities of the surrounding 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.’*  As stated above, the proposed wall would be constructed from stone which is a typical choice of material used in the construction of boundary walls and rural properties in the 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 and that the replacement wall would not be any closer to the highway which also serves as a Public Right Of Way it is not considered that the proposal would have any undue impact upon highway safety or pedestrian access. | | | | | | | | | | | | | |
| **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 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. | | | | | | | | | |