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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 20/10/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0883 | | | | | |  | | | | |
| **Date Inspected:** | | | 16/9/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Demolition of existing front porch and replacement with new front porch. Formation of an additional first floor window opening to front elevation and erection of a single storey infill extension to side. | | | | | | | | |
| **Site Address/Location:** | | | | | Packwood, Main Street, Grindleton. BB7 4RB | | | | | | | | |
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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. | | | | | | | | | | | | | |
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| **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  Key Statement EN5 – Heritage Assets  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DME4 – Protecting Heritage Assets  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  **3/1998/0832:**  Erect a rear conservatory (Approved)  **3/2003/0147:**  Bedroom and en-suite extension over existing garage (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property in Grindleton. The property consists of natural stone and render, slate roof tiles and UPVC / timber doors and windows. The surrounding area is residential with the proposal site lying within the village centre of Grindleton. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a front porch and single storey infill side 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 and is situated within the Grindleton Conservation Area therefore consideration will be given towards the effect of the proposal on the visual and historic character of the surrounding area. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed works include the addition of two windows on the North-eastern front elevation of the proposed porch and a first floor window which would be sited directly above the porch. Each of these windows would be sited in an identical position to the property’s existing ground and first floor windows which solely provide views into the property’s front curtilage therefore it is not considered that the proposal would compromise the privacy of any neighbouring residents.  The front porch and side extension would be respectively sited approximately 15 and 30 metres away from the nearest neighbouring properties therefore it is not anticipated that the proposed works would lead to any loss of natural light or outlook for any neighbouring residents. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The front porch extension would have an eaves and roof pitch height of 2.9 and 3.8 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 0.8 and 3.4 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 set back approximately 15 metres from the main road therefore it is not considered that the porch extension would have any adverse impact upon the visual amenities of the surrounding area.  The proposed infill side extension would be equally modest in size with a relatively small width of just 1.7 metres and an outward projection to match the property’s existing North-western building line. The side extension would be clearly subservient to the main property in as much that its lean-to roof pitch would be set well below the roof pitch of the main dwelling and existing lean-to roof of the property’s utility room. Furthermore, the infill extension would have a negligible visual impact in as much that it would be sited to the side of the house away from the public realm. Accordingly, it is not considered that the side infill extension would have any undue impact upon visual amenity.  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 front porch extension and infill side extension would be constructed from stone, render, slate roof tiles and timber doors which would be in keeping with the external features of the main property and several other neighbouring properties, all of which underpin the wider character of the surrounding area. Accordingly, it is not considered that the proposed works would detract from or have any undue impact upon the character of the surrounding AONB landscape. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey carried out at the property on 29/7/21 found no evidence of any bat related activity. | | | | | | | | | | | | | |
| **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. | | | | | | | | | | | | | |
| **Heritage:**  The proposal site is situated within the Grindleton Conservation Area. With reference to making decisions on applications for development in a conservation areas, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: “...*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”  Moreover, Key Statement EN5 of the Ribble Borough Valley Core Strategy stipulates that all development proposals should respect and safeguard the character, appearance and significance of all Conservation Areas.  The Grindleton Conservation Area Appraisal (2005) identifies the ‘*continuing loss of original architectural details and use of inappropriate modern materials or details’* as being the primary threat to the Grindleton Conservation Area.  The proposed use of materials for the porch and side extension would be wholly appropriate in this instance in as much that the porch and side extension would incorporate materials to match the existing external features of the main property. Moreover, the proposal would have little bearing upon the character of the surrounding Conservation Area in as much that the porch and side extension would be predominantly screened from the public realm within the property’s curtilage. Accordingly, it is not considered that the proposed works would pose any threat to the preservation of Grindleton’s historical or architectural character. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  It is not considered that the proposal would have any undue impact upon residential amenity for the neighbouring residents, nor is it considered that any aspect of the proposal would have an oppressive or overbearing visual presence.  Moreover, it is not considered that the proposal would have any detrimental upon the aesthetic character of the AONB landscape or preservation of Grindleton’s historic and architectural character.  It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | In consideration of due weight of section 16, 66 and 72 (where relevant) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in consideration to NPPF (2018) it is recommended that planning permission be granted. | | | | | | | | | |