|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 21/12/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/0943 | | | | | |  | | | | |
| **Date Inspected:** | | | 16/12/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single storey extension to rear of property and single storey bay window to side of rear kitchen-dining room. | | | | | | | | |
| **Site Address/Location:** | | | | | Pepper Hill, Pendleton Road, Wiswell. BB7 9BZ | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Wiswell Parish Council have no objections. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| None. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None. | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **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:**  **3/2012/0002:**  Proposed replacement dwelling (Approved)  **3/2012/0802:**  Proposed demolition of existing garage and stable buildings, and replacement with garage building linked to house via a glazed porch. Re-submission (Approved) | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property in Wiswell. The property is a modern replacement dwelling constructed in 2012 consisting of sandstone, slate roof tiles and aluminium / timber doors and windows. The property is situated within the open countryside approximately 1 kilometre to the North-east of Wiswell village centre. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a single storey rear extension and bay window. | | | | | | | | | | | | | |
| **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 be given towards the effect of the proposal on the visual character of the surrounding landscape. | | | | | | | | | | | | | |
| **Residential Amenity:**  The proposed bay window and windows and bi-folding doors forming the proposed rear extension would each face towards open fields with the nearest neighbouring property being situated approximately 50 metres away to the North-west. Accordingly, it is not considered that the proposal would pose any issues for neighbouring residents with regards to loss of privacy, natural light or outlook. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The proposed rear extension and bay window would both be modest in terms of height and footprint with the proposed bay window extension only being partially viewable from Pendleton Road and the proposed rear extension screened from public view within the property’s curtilage. As such, the proposed extensions would be subservient and unobtrusive additions to the property that would not 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 rear extension and bay window would be constructed from sandstone and natural slate which would be in keeping with the external features of the main property and other dwellings in the local 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 aesthetic character of the surrounding AONB landscape. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  A bat survey carried out at the property on 23/9/21 found no evidence of any bat related activity however vegetation in the vicinity of the property was found to offer potential for nesting birds therefore an additional planning condition has been implemented to the consent to safeguard any protected species on site. | | | | | | | | | | | | | |
| **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 the neighbouring residents, nor is it considered that any aspect of the proposal would be over dominant or visually prominent.  Moreover, it is not considered that the proposal would be detract from 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. | | | | | | | | | |