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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | BT | | | | **Date:** | 20/12/2021 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1065 | | | | | |  | | | | |
| **Date Inspected:** | | | 17/11/2021 | | | | | |
| **Officer:** | | | BT | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | Approval | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed car port and store room to front of property. | | | | | | | | |
| **Site Address/Location:** | | | | | Riverside Lodge, Sawley Old Brow, Sawley. BB7 4LF | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| Bolton by Bowland, Gisburn Forest & Sawley Parish Council have no objections. | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| LCC Highways have no objections. | | | | | | | | | | | | | |
| **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 DMG3 – Transport And Mobility  Policy DME4 – Protecting Heritage Assets  Policy DMH5 – Residential and Curtilage Extensions  **NPPF** | | | | | | | | | | | | | |
| **Relevant Planning History:**  No planning history relevant to the determination of the application. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached property in Sawley. The property consists of brick, slate roof tiles and white UPVC doors and windows. The proposal involves the partial demolition and rebuild of an existing greenhouse and potting shed situated to the front of the property, both of which are to be converted to a car port and store room. The property is situated within a small cluster of detached dwellings within the North-eastern extent of Sawley. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the construction of a car port and store 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 and is situated within the Sawley 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 store room and car port would not be used for residential or recreational purposes with only a minor increase in height to the roof of the existing potting shed proposed therefore no issues with regards to loss of privacy, natural light, outlook or noise disturbances are anticipated as a result of the proposed works. | | | | | | | | | | | | | |
| **Visual Amenity / Landscape:**  The car port and store room would both be modest in terms of height being primarily sited on the footprint of the existing greenhouse and potting shed therefore it is not considered that the proposal would appear over dominant. The proposal would remain screened from public view within the property’s curtilage being only partially viewable to a small number of neighbouring properties therefore the visual impact of the car port and store room would be minimal. As such, it is not considered that the proposal would have any adverse impact upon the visual amenities of the area.  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 car port and store room would be similar in external appearance to the existing potting shed / greenhouse and main property by virtue of its brick and slate roof design therefore the proposed works would be in accordance with the above Key Statement. | | | | | | | | | | | | | |
| **Ecology:**  No ecological constraints were identified in relation to the proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have reviewed the proposal and have no issues with the proposed works therefore it is not considered that the proposal would lead to any adverse impact upon highway safety. | | | | | | | | | | | | | |
| **Heritage:**  The proposal site is situated within the Sawley Conservation Area. With reference to making decisions on applications for development in 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 Sawley 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 Sawley Conservation Area.  The proposed car port and store room would incorporate modern materials by virtue of its brick based and cladded design however it should be noted that the main property to which the structure would be associated with is a modern dwelling of no historic value. As such, it is not considered that the proposal would in any way detract from the historic character of the Sawley Conservation Area. | | | | | | | | | | | | | |
| **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 over dominant or harmful to the visual amenities of the immediate or surrounding area.    Moreover, it is not considered that the proposal would detract from the aesthetic or historic character of the surrounding AONB landscape or Conservation area.  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. | | | | | | | | | |