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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SH** | **Date:** | **26/11/2021** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2021/1081 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 23/11/2021 |
| **Officer:** | **SH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed single storey extensions to side and rear.  |
| **Site Address/Location:** | Little Acres, 26A Whalley Road, Wilpshire, BB1 9JT. |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| Comment received on 28/11/2021 – No Objections. |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Comment received on 07/12/2021 – No Objections. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No comments.  |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and Mobility Policy DMH5 – Residential & Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**19/0413: Proposed two-storey extension to side (east elevation) and two-storey extension to rear (north elevation) including balcony; external walls to be re-clad in coursed natural stonework. (Approved)  |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application relates to a detached two storey dwelling within the settlement of Wilpshire. The site is set within its own large residential curtilage and is accessed from a gated driveway leading from Whalley Road up to The Coach House and adjacent properties. The property is surrounded by woodland, and is not sited in any designated sites of interest. The house consists of natural stonework, blue slate roof tiles and timber UPVC details.  |
| **Proposed Development for which consent is sought:**Consent is sought for the erection of a flat-roof extension to adjoin onto the existing Northern rear extension in order to provide a day room. The extension will protrude approximately 6.3m off the existing office/utility space and will span approximately 6.1m in width. The proposal features a roof lantern, which will fall at a maximum height of 4m, with the eaves of the extension falling at a height of 3.4m from ground level. A Bi-fold door with double glazing will also be installed on the Northern elevation to provide access to the private garden. Proposed materials include natural stonework, glass reinforced polymer (GRP) for the flat roof in ‘lead’ grey, and timber affect UPVC frames. Consent is also sought for the construction of a single storey side extension with lean-to roof to accommodate a double-ended garage, including provision for 2 additional covered vehicle spaces. The garage will project around 3.3m from the Eastern elevation and will measure 11m in length. The lean-to roof will reach a maximum height of approximately 4.3m, with the eaves measuring 2.3m from ground level. Natural stonework will be the primary material, with natural blue slate roof tiles, and UPVC mock timber garage doors.  |
| **Principle of Development:**The proposal contains domestic alterations to a dwelling and is acceptable in principle subject to an assessment of the material planning considerations. |
| **Residential Amenity:**The nearest dwelling to Little Acres is No.26 which is situated over 50m North of the property in question. As such, it is therefore considered that there is a sufficient separation distance between the closest neighbouring property and the proposed extensions and will not have a detrimental effect on the local residential amenity.   |
| **Visual Amenity/External Appearance:**Ribble Valley Core Strategy Policy DMG1 states that “development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature”. Furthermore, emphasis is placed on visual appearance and the relationship to surroundings. The materials selected have been chosen in order to complement the existing property, by using natural stonework and slate roofing on the proposed garage. Timber affect UPVC details will also integrate both proposals to the current external appearance of the property. The proposed extension to the rear of the application property will be single storey with a flat roof and roof lantern, with the extent measuring 6.3m by 6.1m respectively. As mentioned above, the siting and positioning of the proposal means the rear extension will be screened by the treescape from the closest neighbouring property at No.26, and it will also not be visible from the highway or by public view as a result of the change in topography of the land. Therefore, the development is not considered to have a detrimental impact upon the visual amenity of the existing property or the surrounding area. The garage to the side elevation of the property will be visible from the driveway leading up to Coach House. However, due to the design featuring a lean-to roof, and the materials chosen, the development will remain entirely subservient to the existing property. As such, it will not be considered to have a detrimental impact regarding the visual appearance of the property.  |
| **Landscape/Ecology:**No ecological constraints were identified in relation to this proposal.  |
| **Highways:**Lancashire County Council Highways have been consulted regarding the application, and the works are not considered to have any undue impact upon highway safety, and therefore have no objections to the proposal.  |
| **Observations/Consideration of Matters Raised/Conclusion:**It is concluded that the proposed development will not result in any significant impact on the residential or visual amenity of the area. With all the above taken into consideration it is recommended accordingly. |
| **RECOMMENDATION**: | That planning consent be granted.  |