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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SH | **Date:** | 06/01/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | Y |  |
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| **Application Ref:** | 3/2021/1111 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 05/01/2022 |
| **Officer:** | SH |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed two storey extension to side, amendment to previous approval 3/2021/0439.  |
| **Site Address/Location:** | Rose Cottage, Sandy Bank, Chipping, PR3 2GA |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Highways comments received 16/12/2021 – No Objections. |
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| **CONSULTATIONS:**  | **Additional Representations.** |
|  No comments have been received.  |
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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 DevelopmentKey Statement EN2 – LandscapePolicy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMH5 – Residential and Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2021/0439:Proposed two storey extension to side. Resubmission of 3/2020/0348. (Approved)3/2020/0348:Two storey extension to side. (Approved)3/2007/0774:Erection of single/two storey rear extension and internal alterations. Erection of porch canopy. Demolition of existing front porch and detached single garage and formation of vehicular turning space. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The application relates to a dwelling located at the end of a row of terraced cottages, situated off Sandy Bank and approximately 1.3km from the settlement of Chipping. The property consists of natural stone, slate roof tiles and timber doors and windows, with white UPVC windows to the side and rear. The surrounding area is predominantly rural, with two other properties in the terrace, scattered outbuildings and is situated within a large area of open countryside. The site falls within the boundaries of the Forest of Bowland Area of Outstanding Natural Beauty.  |
| **Proposed Development for which consent is sought:**Consent is sought for the construction of a two-storey side extension, projecting approximately 3.2m from the side elevation of the existing property, and would measure around 7.6m to the rear, similar to previously approved schemes. New features to the design include a ground floor window to the proposed side elevation, and a balcony to the rear which will be accessed off the bedroom. This will measure approximately 4m in length and 2m in width, with a maximum height of around 3.5m. The front elevation to the extension will consist of natural stonework, with K-Render being applied to the side and rear elevations. Slate roof tiles, and painted timber windows will be used on the front elevation, with UPVC windows to the side and rear. |
| **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 is situated within the Forest of Bowland Area of Outstanding Natural Beauty therefore additional consideration will be given towards the effect of the proposal on the visual character of the surrounding landscape. |
| **Residential Amenity:**The application property in question is an end of terrace dwelling situated off a private drive set back from the main highway. The proposal will extend off the existing gable end on the Northern elevation of the property, and as the extension and balcony will be set in from the South-East and North-West elevations, it will therefore be screened and have no adverse effect regarding loss of privacy, loss of light, or overlooking on the adjoining properties on the South-West elevation. The proposed window will also solely provide views to the open countryside to the North-East and therefore will also have no impact on residential amenity.  |
| **Visual Amenity:**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. As the application site lies within the Forest of Bowland Area of Outstanding Natural Beauty, consideration must be given to the effect of the proposal on the surrounding natural landscape. Key Statement EN2 of the Ribble Valley 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 proposed extension would feature an eaves height of approximately 4.5m, with a maximum ridge height of around 6m, sitting just below the existing ridge height of the property. The extension would span under half the width of the main property, with a relatively small outward projection of 3.2 metres therefore the extension would be wholly subservient and a modest addition to the existing property. Moreover, the visual impact of the proposed works would be minimal in as much that the extension will be sited predominantly to the rear, which due to surrounding landscape, can not be seen from Longridge Road. The balcony, situated to the North, will not be visible from neighbouring properties, or from local footpaths. The closest property facing the proposal is Pale Farm, which is situated over 200m from the property, and as such will not be affected.The materials chosen have been selected in order for the extension to match the materials found on the existing host dwelling and neighbouring properties. Natural stonework to the front elevation, with K-render to the side and rear will integrate effectively with the existing materials. Despite the introduction of a glass balcony, as this will be situated to the rear, alongside the existing glass extension to the rear of the property, this would not be considered to have a detrimental impact on the visual aspect of the dwelling. Accordingly, 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.  |
| **Landscape/Ecology:**A bat survey was completed on 01/06/2020, concluding that the lack of evidence found indicates that the building is considered to have a negligible habitat value for supporting roosting bats and lack of roosting features present. As such, it is considered unlikely that bats will be disturbed as a result of 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 not considered that the proposal would have any undue impact upon the aesthetic character of the surrounding AONB landscape or raise any concerns in relation to residential amenity. 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. |