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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **SH** | | | | **Date:** | **29/11/2021** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1126 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 23/11/2021 | | | | | |
| **Officer:** | | | **SH** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Proposed single storey infill extension to rear of existing dwelling to form additional living space, proposed erection of canopy to front main entrance and conversion of existing flat roof to create new balcony area. | | | | | | | | |
| **Site Address/Location:** | | | | | 38 Branch Road, Mellor, BB2 7NU | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comment | | | | | | | | | | | | | |
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| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| Comment received by Cadent Gas on 29/11/2021 – No Objections | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| No comment | | | | | | | | | | | | | |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMH5 – Residential & Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2013/0292: Proposed demolition of existing garage and outbuildings, proposed two-storey side extension and attached double garage. (Approved) | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Location:**  The application relates to a detached two-storey property within the settlement boundary of Mellor. The site is accessed from a private wooded lane off Branch Mellor Road, with its own significant curtilage and is situated in a primarily residential area. The property is surrounded by well-established woodland and planting, and is not sited in any designated sites of interest. The house consists of natural stone, slate roof tiles and timber UPVC details. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  Consent is sought for the erection of an infill extension in order to adjoin the existing outbuilding to the main property on the Northern elevation, to provide a new day room, and internal alterations to the existing building to accommodate a TV Room/Gym, WC, Utility space, Boot room and store, with the garage remaining unchanged. The new extension will protrude from the existing kitchen by approximately 1.7m on the rear elevation, and will span approximately 9m to meet with the existing space to the East of the garage. The proposal features five Velux rooflights in the roofscape, and will feature two Bi-Folding windows in the TV/Gym Room, and Bi-Fold doors to access the rear garden from the new planned kitchen. Proposed materials include stonework, slate roof tiles and Timber UPVC all to match existing.  Consent is also sought for a new 1100mm balustrade to be installed to the existing parapet wall to perimeter of new balcony. It will be sited above the existing study, and will include new internal steps to the proposed balcony level from the existing master bedroom. The design and style of the balustrade is yet to be confirmed by the applicant.  The application also seeks approval for the implementation of a new timber frame canopy on stone plinths to the front elevation of the property over the existing front door, with the canopy protruding approximately 1.9m and measuring 2.2m in width. | | | | | | | | | | | | | |
| **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 closest property in proximity to the application site is No.40 Branch Road, situated approximately 10m away in a North-Westerly direction. Due to the placement of each property, and the existing treescape, the extension and alterations made on No.38 would be predominantly obscured from this neighbouring property. As a result, the proposal would not be deemed to have a detrimental effect on the local residential amenity.  The nearest dwelling to the South of 38 Branch Mellor is No.32 which is situated over 34m from 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 alterations 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 proposed infill extension to adjoin the existing outbuildings with the rear of the original dwelling will measure approximately 1.7m by 9m in width respectively. The gable roof will reach a maximum height of 3.8m, with the eaves measuring approximately 2m from ground level. As it is a single storey extension and due to the arrangement of the extension, it means that the development will be set back and below the existing roofline of the front elevation of the property, making it wholly subservient to the original dwelling. The use of matching materials, such as natural stonework, slate roof tiles and timber UPVC also ensures its subservience to the main house.  The proposed canopy on the front of the property is also considered to remain subservient to the dwelling as the proposal is small scale and will be constructed from complimentary materials to the main dwelling. Despite the canopy being located on the front, due to the sites positioning, it having a separate access point, and the existing treescape, the proposal will not be visible from the public highway.  The proposed balustrade to the South on the front elevation of the property will introduce a new feature in the property’s design. Whilst the proposed balustrade will be considered to have a significant visual prominence, it is not considered that the balcony will result in any harm to the visual amenity of the area as not only is it considered proportionate to the main dwelling, it will be out of public view from Branch Road, and the well-established woodland and planting on the properties curtilage will obscure the majority of the proposal from the Public Right of Way (FP-79). Accordingly, the proposals would not result in any detrimental impact upon the visual amenity of the immediate context. | | | | | | | | | | | | | |
| **Landscape/Ecology:**  No ecological constraints were identified in relation to this proposal. | | | | | | | | | | | | | |
| **Highways:**  Lancashire County Council Highways have not been consulted on the proposal as the proposed works would not be deemed to affect the property’s existing parking arrangement and therefore it is not considered that the proposal would have any undue impact upon highway safety. | | | | | | | | | | | | | |
| **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. | | | | | | | | | |