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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **SH** | **Date:** | **12/01/2022** | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | **N/A** | **Photos uploaded** | **Y** |  |
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| **Application Ref:** | 3/2021/1172 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | 12/01/2022 |
| **Officer:** | **SH** |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Proposed rear extension and conversion of garage to lounge.  |
| **Site Address/Location:** | Barracks Farm, Chipping Road, Chaigley, Bashall Eaves, BB7 3LX |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| No comment received within Consultation period.  |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| Highways comment received 06/12/2021 – No Objections.Sabic comments received 02/12/2021 – No Objections.Health and Safety Executive comment received 02/12/2021 – No Objections. |
| **CONSULTATIONS:**  | **Additional Representations.** |
| No comment received within Consultation period. |
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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 ConsiderationsPolicy DMG2 – Strategic ConsiderationsPolicy DMG3 – Transport and MobilityPolicy DMH5 – Residential & Curtilage ExtensionsNational Planning Policy Framework (NPPF) |
| **Relevant Planning History:**3/2014/0540:Conversion of agricultural barn into two dwellings. (Refused)3/2011/0770:Revised submission of approved application 3/2011/0381P for a mobile home for use by dependant relative. (Approved)3/2011/0381:Proposed Mobile Home for use by a dependant relative. (Approved)3/2008/0421:Addition of first floor to previously approved garage extension (see 3/2006/0288). (Approved)3/2006/0289:Indoor and outdoor caravan store plus new driveway plus shower block, plus pitches for five touring caravans. (Refused)3/2006/0288:Side extensions and room in the roof space. (Refused)3/2005/0181:Access and junction improvements. (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Location:**The application site relates to an isolated farmstead, situated off an approximately 110m long access track leading off the north side of Chipping Road, in Chaigley. The property features a cream-coloured pebbledash render, with slate roof tiles and oak effect UPVC windows and doors. The surrounding area is predominantly rural, with the occasional farmstead and rural dwelling. The site lies within the boundary 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 rear single storey lean-to roof extension for a utility/boot room, and the internal alterations to the garage to accommodate living space, including a new lounge and gym. The proposed rear extension will extend approximately 4.5m off the existing kitchen and will protrude from the Northern elevation by approximately 3.4m respectively. The extension will adjoin the property at the maximum ridge line height of around 3.8m, with the eaves falling to approximately 2.5m from ground level. Proposed materials include render to the external walls, slate roof tiles and oak coloured UPVC for windows and doors. The conversion of the garage into a habitable space will include the implementation of new windows on the Northern, Western and Southern elevation.  |
| **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.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 a detached dwelling, and the extension proposed is situated off the existing kitchen to the rear of the building. The closest neighbouring property to the site is Craven Heifer, situated to the South-West approximately 145m from the extension. As the extension will be situated on the Northern elevation, this will be screened by the application property. The proposed windows for the gym will be visible from the neighbouring property, however the separation distance means there will be no new opportunities for overlooking, loss of daylight or loss of privacy as a result of the proposal.  |
| **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. 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 single storey extension to the back of the property will feature a lean-to roof, measuring approximately 2.5m at the eaves, and 3.8m in total height. The development would have an outward projection of approximately 3.4m, with a width of around 4.5m. The design of the extension results in the development remaining wholly subservient to the existing dwelling, and would not be considered as an incongruous feature. Furthermore, the development would be sited to the rear of the property outside of the public realm and as such the visual impact of the extension would be low.The materials chosen include pebbledash render, slate roof tiles and oak effect UPVC windows and doors in order to integrate with the existing materials on the application property, and are common features on surrounding properties within the AONB. The plans for the conversion of the garage to habitable living space include large scale proposed windows on the Northern, Western and Southern elevations. Despite the appearance of large glazing not being a common appearance in the AONB, the property already benefits from a glass balcony on the Southern elevation, facing Chipping Road highway. The proposed windows on the Northern and Western elevations will be out of public view, and as such are considered acceptable. 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:**No ecological constraints were identified in relation to this proposal.  |
| **Highways:**Lancashire County Council Highways have been consulted regarding the application, commenting that as the site benefits from a sufficient area of hardstanding for car parking at the site, the loss of a garage would not have a detrimental impact. Therefore, there is no objection to the proposal as it would not have any undue impact upon highway safety.  |
| **Observations/Consideration of Matters Raised/Conclusion:**A consultation response was received from SABIC on 02/12/2021, stating that the proposed construction appears to be located within the Outer Zone of a Major Accident Hazard Pipeline. In terms of the safety and engineering integrity of the pipeline, it has been advised that the developer must consult SABIC should any work within 50 metres is to be carried out, as this would need approval before any work is commenced. 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 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.  |