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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **5.1.22** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1204 | | | | | |  | | | | |
| **Date Inspected:** | | | On previous | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Erection of dwelling (changes to approved design) Resubmission of 3/2021/0309 | | | | | | | | |
| **Site Address/Location:** | | | | | Low Meadow Main Street Pendleton BB7 1PT | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No comments received | | | | | | | | | | | | | |
| **United Utilities:** | | | | |  | | | | | | | | |
| Wish to draw the developer’s attention to the drainage hierarchy within the NPPG to ensure that the site is drained in the most sustainable way. | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  Policy DS1: Development Strategy  Policy DS2: Sustainable Development  Policy EN2: Landscape  Policy EN3: Sustainable Development and Climate Change  Policy EN4: Biodiversity and Geodiversity  Policy EN5: Heritage Assets  Policy DMG1: General Considerations  Policy DMG2: Strategic Considerations  Policy DMG3: Transport and Mobility  Policy DME1: Protecting Trees and Woodlands  Policy DME2: Landscape and Townscape Protection  Policy DME3: Site and Species Protection and Conservation  Policy DMH3: Dwellings in The Open Countryside & The AONB | | | | | | | | | | | | | |
| **Relevant Planning History:**  3/2021/0309 - Demolition of existing dwelling and erection of replacement dwelling- Approved with conditions. 18.5.2021 | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application site is located on the edge of the Pendleton, just inside the settlement boundary and on the edge of the AONB at the end of a row of dwellings which are in a linear form along the main street. The site is just outside the conservation area boundary which is marked by All Saints Church. There is an existing mid 20th century 1.5 storey property on the site which is constructed of stone and render with a tiled roof. The plot is relatively large and adjoins open fields on two sides it is partially screened by mature trees on the site boundary. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks consent for amendments to the design of the previously approved application for the demolition of the dwelling and the construction of a new replacement dwelling.  The amendments sought are:  500mm increase in the length of the dwelling to the North  270mm increase in height to suit building structure (insulated panels)  Introduction of projecting eaves detail with balcony to south elevation  Increase in first floor area to accommodate dressing room, rear facing velux and storage over garage  Increase in size of chimney  Slate cladding substituted for timber  Steel balustrade to dormer  Reduction in size of front dormer  Omission of window to south elevation  Omission of fanlight over door and sidelight to utility | | | | | | | | | | | | | |
| **Principle of Development:**  Policy DS1 of the Core Strategy seeks to direct new development towards the settlement boundaries. The site lies within the settlement boundary of Pendleton which is a tier 2 settlement and this is for a replacement dwelling therefore the proposal would be in accordance with the spatial strategy for the borough.  It will not result in a net increase of dwellings and is of a similar scale and footprint redeveloping an existing site which will not have a material impact on the landscape character of the AONB. Therefore, it is also considered to accord with the requirements of Policy DMG2.  Policy DMH4 states that residential development in the AONB will be limited to:  the rebuilding or replacement of existing dwellings subject to the following criteria:  • the residential use of the property should not have been abandoned.  • there being no adverse impact on the landscape in relation to the new dwelling.  • the need to extend an existing curtilage.  the proposal will accord with these criteria.  The LPA must have special regard to protecting preserving and enhancing the landscape character of the AONB to accord with policy EN2. As a principle 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.  This is a resubmission of a previously approved application, and the proposal is still considered to be acceptable in principle subject to the material considerations. | | | | | | | | | | | | | |
| **Residential Amenity:**  The dwelling is approx. 23 metres to the nearest neighbouring dwelling at the closest point and this relationship will not change. The dwelling is also oriented at approx. 45 degrees to the neighbour so that the side facing terrace and living room windows will face towards the rear corner of their own garden.  The revised scheme introduces two balconies access from first floor rooms, facing south and east. The balconies will either overlook the properties own garden or open land to the rear.  It is not considered that due to the similar relationship to existing, distance and orientation between the dwelling and its neighbour as well as existing boundary screening that there will be any loss of privacy as a result of the design changes. | | | | | | | | | | | | | |
| **Visual Amenity/ Landscape:**  The proposal presented is a replacement dwelling on the same site with slight alterations to the footprint. It is a similar scale to the existing dwelling being 1.5 storeys utilising the roof space for upstairs accommodation. It is a simple design which whilst updated to include modern features is of a similar scale and style to the existing which is a typical mid 20th century bungalow rather than a traditional building. In long distance views the site will appear not appear materially different and it is considered that the landscape character of the AONB will be preserved in accordance with EN2 and the NPPF.  The proposal will include a subtle use of modern features and materials which will integrate into the surroundings. The revised scheme is broadly similar in terms of design. There will be removal of some garden trees close to the access however the spacious and verdant character of the plot and street scene will be maintained and there are no concerns raised with respect to visual amenity. | | | | | | | | | | | | | |
| **Ecology / Trees:**  A bat survey has been submitted (dated March 2021) which concludes there is negligible potential for bats but recommends that at least three Kent Bat Boxes are installed on trees in the garden to achieve biodiversity enhancements which can be controlled with a condition.  A tree survey has been submitted which identifies that several low category trees will need to be removed however this will be mitigated with replacements and those to be retained will be protected during construction. A condition to ensure that the development is carried out in accordance with the tree survey is recommended.  The revised scheme raises no new issues with regards to ecology and trees and those conditions previously imposed will be repeated. | | | | | | | | | | | | | |
| **Highways:**  The LCC highway officer has not commented on this application but there are no changes proposed to the access and parking arrangements from previously approved.  The proposal will utilise an existing access; is not a new access and there is no increase in the number of dwellings being served by it. The access will also be improved slightly by an increase in width and removal of some garden trees to improve visibility. There will be parking for 2 cars within the garage as well as on the driveway. The access will be widened slightly to improve visibility, this will result in the removal of some low value trees close to the access but the majority will be retained and out outside the visibility splay. The benefits provided by the improved visibility are considered to outweigh any harm to visual amenity caused by this. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  For the reasons in the appraisal the proposal is considered acceptable in terms of the relevant development plan policies and material considerations and therefore it is recommended accordingly. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | That planning permission is granted. | | | | | | | | | |