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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | SH | | | | **Date:** | 14/01/2022 | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | | | | Y |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1225 | | | | | | Graphical user interface, text, application  Description automatically generated | | | | |
| **Date Inspected:** | | | 09/12/2021 | | | | | |
| **Officer:** | | | SH | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVAL** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Alterations and extension to an attached single storey domestic laundry and store room to form granny annexe. | | | | | | | | |
| **Site Address/Location:** | | | | | Dockber Laithe Farm, Sawley, Clitheroe, BB7 4LF | | | | | | | | |
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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 21/12/2021 – No Objection. | | | | | | | | | | | | | |
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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 Development  Key Statement EN2 – Landscape  Policy DMG1 – General Considerations  Policy DMG2 – Strategic Considerations  Policy DMG3 – Transport and Mobility  Policy DMH5 – Residential and Curtilage Extensions  National Planning Policy Framework (NPPF) | | | | | | | | | | | | | |
| **Relevant Planning History:**  No Relevant Planning History. | | | | | | | | | | | | | |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application relates to a detached farm dwelling accessed by a track running from Sawley Bridge Brow to Dockber Laithe, located approximately 1km from the settlement of Sawley. The property consists of a mixture of Natural stone, with slate roof tiles and timber framed windows and doors. The surrounding area is predominantly agricultural, and is sited within a collection of other farmsteads with cottage properties. 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 alterations and extensions of the existing attached single storey domestic laundry and storeroom to form a granny annex. An extension will be constructed on the front elevation, protruding approximately 1.3m and measuring 3.6m in length. An extension will also be added to the side elevation to accommodate a new living space, measuring around 4m in width, and approximately 3.5m at the longest point. The extension on the front elevation will feature a gable end design, and both extensions will have a maximum ridge height of approximately 3.3m, with eaves falling to 2.5m from ground level. The elevations will consist of natural stone and slate roof tiles, with timber framed windows and doors alongside a Bi-Fold door leading out to the West. | | | | | | | | | | | | | |
| **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 surrounded by agricultural buildings, with the closest residential property being both West Dockber Cottage, and West Dockber Farm, situated approximately 135m away to the West of the proposed annex. The side extension featuring Bi-Fold doors will front an agricultural store building, situated around 16m away. As this is not used as a primary living accommodation, the proposed annex is not considered to have any detrimental impact in terms of residential amenity.  Open countryside is situated to the rear of the property, and stables are situated on the Southern side of the track leading to Dockber Laithe Farm, as such, the proposed external alterations will have no impact by loss of light, loss of privacy or overlooking on neighbouring residential properties. | | | | | | | | | | | | | |
| **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 extensions on the existing storeroom to form a granny annex will feature a pitched roof design, with a maximum ridge height of approximately 3.3m and an eaves height of 2.5m, in line with the existing roof height. This will keep the development remaining wholly subservient to the host dwelling in terms of height. The extension would adjoin onto the existing store, and protrude off the side elevation by 3.5m, resulting in a non-dominant addition to the single storey structure.  As the extensions are situated on the South and Western elevations, they will both be visible from the track running from Sawley Bridge Brow to the farmsteads, and hance will have some affect on visual amenity. However, as this path only accesses the site, it would not be widely viewed, and the design chosen is considered to improve the visual quality of the existing single storey of Dockber Laithe Farm. The extensions to the development will include natural stone and slate roof tiles for materials, integrating with the existing external features and surrounding buildings. As such, it is not considered that the proposal would have any undue impact upon the visual amenities of the host dwelling or the local area.  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:**  Ribble Valley Borough Council’s Countryside Team have been consulted, and have concluded that the building is considered to have a negligible habitat value for supporting roosting bats and lack of roosting features present. An informative is to be attached to the Decision Notice, stating the applicant is responsible for informing workers at Dockber Laithe Farm about the likelihood of encountering bats as well as the legal protection of roosting bats, along with their own responsibilities as regards to implementation of precautionary measures prior to work commencing. | | | | | | | | | | | | | |
| **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:**  According to Policy DMH5, the *‘extension of properties for dependant or elderly residents must be capable of integration into the main dwelling or a use that is ancillary to the use of the main dwelling’.* The extension *‘should also generally speaking provide only a modest level of accommodation’.* Both of these statements are met by the proposed development as the granny annex will be adjoined onto the host dwelling of Dockber Laithe Farm, and will therefore not stand as a private dwelling. The annex is also considered to be of a modest size, corresponding with Policy DMH5.  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. | | | | | | | | | |